

**12 Broadbent Street, Parap, NT 0820**



**House For Sale**

Tuesday, 26 March 2024

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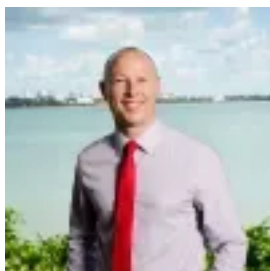
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 595 m2**

**Type: House**



**Korgan Hucent**

0889867131

## AUCTION ON-SITE

Delivering modern, spacious living in a well-thought setting, this four-bedroom family home expands over a carefully considered layout to deliver plentiful living space, lovely alfresco entertaining and an inground spa, framed by a large grassy yard the kids will love. • Attractive ground-level home situated in prestigious Parap Grove estate • Bright, breezy interior reveals an abundance of versatile living space • Effortless flow through spacious open-plan, perfect for the modern family • Charming kitchen boasts quality appliances and heaps of storage • Covered verandah offers relaxed alfresco entertaining within private yard • Sparkling inground spa bordered by grassy, low maintenance yard • Large master features walk-in robe and ensuite with shower • Three additional robed bedrooms, serviced by full family bathroom • Fully tiled and air-conditioned to enhance comfortable, easy living • Internal laundry, double lockup garage, plus additional driveway parking

Appealing to homebuyers and investors, this lovely family home creates a private, spacious retreat, just a short walk from Parap Village's shops and markets, Parap Primary School and leafy parklands. Framed by a manicured front yard, the home welcomes you into its beautifully presented interior, where an abundance of natural light effortlessly enhances its sense of space. Accented by neutral tones and crisp white tiles, the open-plan reveals an easy flow through living, dining and family zones, which extend seamlessly to a covered verandah. Out here, entertaining is tranquil and alfresco family dining is relaxed, providing a peaceful and private outlook over the grassy yard and fenced inground spa. Back inside, the kitchen offers heaps of space to cook and create, complemented by sweeping benchtops, modern appliances, and a handy breakfast bar to cater to informal dining. Oversized and airy, the master features a walk-in robe and spotless ensuite, while three further bedrooms feel similarly generous. Featuring built-in robes, the bedrooms are serviced by a full family bathroom, delivered in a stylish monochrome design complementary to the ensuite. Completing the package is an internal laundry and a double lockup garage with internal access. Moments to the coastline and city, this is one property you don't want to miss!

Status: Vacant possession  
Rental estimate: \$850-900 per week approximately  
Year built: 2002 approximately  
Area under Title: 595sqm approximately  
Easements: Access easement granted to the proprietor(s) of lot(s) 7227  
Darwin City Council Rates: \$2330 per annum approximately  
Zoning: LR (Low Density Residential)  
Deposit: 10% or variation on request  
Settlement: 40 days or variation on request  
Vendor's Conveyancer: De Silva Hebron  
Auction: Held on-site Saturday 20th of April at 12:00pm, unless sold prior