

# 12 Brumby Court, Marlow Lagoon, NT 0830

## Acreege For Sale

Tuesday, 5 December 2023



12 Brumby Court, Marlow Lagoon, NT 0830

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 5060 m2

Type: Acreege



Jacob Reynolds



Aja Coles

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## OFFERS OVER \$900,000

Sure to tick all the boxes on your wish list, this marvellous property is positioned on almost 1.5 acres in sought-after Marlow Lagoon, blending with ease relaxed family living and effortless entertaining. With an unhurried holiday vibe, an expansive outdoor living area and stunning lagoon pool, this property also has the convenience of all amenities nearby. This rare opportunity also offers endless options for tradies and home based businesses and demands your immediate inspection. Dual street access provides easy manoeuvring for trucks and trailers, and you'll also find a double carport and an enormous shed here. Featuring double roller doors and a mezzanine storage area, the shed is perfect for secure garaging and workshop space. Step inside the large family home where a spacious living/dining area is complemented by a well-appointed contemporary kitchen, with a wealth of storage provided by big drawers and huge cupboards. A series of sliding doors offer seamless access to wraparound verandahs and the grounds beyond. The refreshing pool awaits amidst towering gums and established tropical gardens, and a large timber deck and covered alfresco area provide the ideal spot for celebrations or simply lazing the hours away. Four bedrooms and two bathrooms also grace the floorplan, the master featuring an ensuite and sitting area. The main bathroom has been the recipient of a luxury upgrade, with hung vanity, shower with frameless screens and gorgeous floor and wall tiling. This is a location to love with all amenities within a short drive from your door. A choice of private and state schools are nearby with cinemas, dining options and major retailers in central Palmerston just a five minute drive from home. Take advantage of the facilities at Marlow Lagoon Recreation Area, enjoy a mid-week meal at the Bell Tavern or head to Palmerston Golf Course for your Saturday morning round of golf. Year Built: 1988 Council Rates: \$2825.56 per year Area Under Title: 5060m<sup>2</sup> Rental Estimate: \$1000-\$1200 per week Vendor's Conveyancer: Ward Keller Thersea Cocks Preferred Settlement Period: 30 Days Preferred Deposit: 10% Easements as per title: None Zoning: Rural Residential Status: Owner Occupied - Large 4 bed 2 bath home with wraparound verandahs - Fully fenced 5060m<sup>2</sup> allotment with street access - Enormous shed with mezzanine floor, double carport - Ideal for tradies & home based businesses - Timber deck with covered alfresco area & pool - Stunning kitchen overlooks spacious living area - Short drive to bus, local schools and shopping Call to inspect with The JH Team today!