

**13 Fitzroy Court, Gunn, NT 0832**

**CENTRAL**

**Sold House**

Monday, 14 August 2023

13 Fitzroy Court, Gunn, NT 0832

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Andrew Lamberton  
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**\$455,000**

Text 13FIT to 0472 880 252 for more property information

Nestled in a quiet court of a lakeside suburban setting, this quaint home presents perfectly from the street with a quiet elegance. Drawing you up the pathway, admiring the rose gardens and colourful blooms through to a tranquil patio perfect for the morning cuppa. Wave the kids off as they ride their bikes 5 minutes to the nearby schools and bask in the cool lake breezes and soft morning sunlight, maybe take a rose cutting inside to admire. Inside the home are two front facing bedrooms each with tiled flooring and AC along with a large window framing the picturesque streetscape and garden views. The master bedroom is at the rear of the home affording it total privacy and it is complimented with an ensuite bathroom and walk in robe along with a door through to the verandah. Central to the home are the free flowing dining room, kitchen and the living room at the rear. Tiled flooring of course with A.C throughout, each room is filled with natural light and garden views. In the dining room is a built in storage nook for the plates or a elegant drinks bar, coffee station or just extra storage space. The kitchen has warm timber fronts plus a pantry, wrap around counters, island bench and overhead storage plus a dishwasher. Within the living room is a built in sunlounge basking in the glow and offering colourful garden views down the side of the home – the kids will love this. From the living room there is access through to an enclosed verandah where you can dine outside without the bugs. A secondary verandah overlooks the gardens and lawns with fruits and veg in garden beds offering fresh pop to your dinner plate. There are two garden sheds for the tools and bikes and a single carport parking bay plus room for a second vehicle in the driveway as well. Spend your free time entertaining in total style or taking a short bike ride through to the nearby Gunn Lakes to enjoy the vista and watch for turtle, ducks or birdlife. Only moments from the popular Bakewell Primary School and day care amenities along with Palmerston CBD only 5 minutes away. Features:

- Turn key – move in ready home in prime position
- Flowering gardens and manicured lawns around the home
- Sheltered front patio – wave the kids off to school
- 5 minute bike ride to the Bakewell Primary School or the Gunn Lawns
- Single carport parking down the side of the home, room for a second
- Quiet court setting with only local traffic passing
- Garden shed and a bike shed on the verandah
- Fruiting gardens with veg and native trees as well
- Main bathroom has a bath tub, sep shower, open vanity and sep toilet
- Internal laundry room with access to the side carport
- Main bedroom is rear facing with ensuite and walk in robe
- 2 front facing light filled bedrooms each with a robe
- Free flowing living, kitchen and dining areas
- Dining room has built in nook; coffee bar, wine bar or for the dinner plates
- Lounge room has a sun bed in front of the window
- Enclosed rear verandah for effortless dining
- Secondary verandah overlooks the gardens

Council Rates: Approx. \$1737 per annum  
Area Under Title: 416 sqm  
Year Built: 2000  
Zoning: LR (Low Density Residential)  
Status: Vacant Possession  
Vendor's Conveyancer: Territory Conveyancing  
Building & Pest Report: Available on webbook  
Settlement period: 45 Days  
Deposit: 10% or variation on request  
Easements as per title: Electricity supply Easement to Power and Water Authority