

14 Compass Court, Woodroffe, NT 0830

CENTRAL

House For Sale

Wednesday, 7 February 2024

14 Compass Court, Woodroffe, NT 0830

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Andrew Lamberton
0889433014

\$395,000

To view webbook with more property information text 14COM to 0488 810 057 Perfect for the family – this property is shaded and cool under a canopy of gardens with plenty of room for the kids, pets, cars and weekend toys! Gated at street level with secure fencing and side parking for at least 2 under a shade sail; there is a lot to love about this property. Let's check it out. The home has a screen of tropical gardens across its face that completely block it from the streetscape, which is a quiet setting at the end of the court and backing onto a green belt so there is minimal traffic anyway. Around the home are towering trees and thriving gardens that probably could use a trim and tidy up so bring your garden shears and get going. Across the back of the home is a full length verandah that overlooks the gardens. There is a gazebo that could be jazzed up with some fairy lights and outdoor seating which would really make things pop. There is a garden shed for the tools and bikes as well. Inside the home is light and bright with large sliding windows that frame the gardens. A formal entryway leads through to the large living room with a step up into the separate dining area and kitchen space. The kitchen offers plenty of built in storage space and wrap around counters plus there are garden views over the sink and a sliding door from the dining room to the verandah. The home includes 3 bedrooms all with tiled flooring and A/C along with sliding windows that showcase the gardens. The bathroom has a shower and vanity with storage plus a sep toilet and an internal laundry room with access to the verandah. Within the neighboring suburb there is a swimming pool and community tennis courts along with a senior campus and beyond this there are both public and private schooling options. Nearby is the Marlow Lagoon Dog Park and community parklands along with the Durack Golf Course and so much more. The home is under 5 minutes from the Palmerston CBD.

- Solid brick family home in a secure location with gated entry
- Side parking for two under a shade sail
- Verandah runs along the backside of the home
- Views over the backyard from the verandah with plenty of lawns
- Established shady trees and gardens around the home
- Garden shed for the tools and mower
- Gazebo outdoor entertaining areas – jazz this space up with some lights and seating
- Inside the home is modern and light with tiled flooring throughout
- Formal entry to the home with room to kick off shoes and drop your bag
- Kitchen offers wrap around counters with banks of built in storage space and pantry
- Dining room sits adjacent to the kitchen with sliding door to the verandah
- Step down into the living areas with tiled flooring and AC
- 3 bedrooms all with a fresh vibe and large windows framing the garden views
- Master bedroom is complimented with a wall of built in storage space
- Bathroom has a shower and vanity with storage plus sep toilet
- Internal laundry room with access to the side of the home

Around the Suburb:

- Walk to community parklands and play areas for the kids
- Ride your bike with the kids to public and private school options
- Pop up to the Palmerston Golf Course
- Palmerston CBD for shopping and news agency
- Spend your free time at the Palmerston Water Park or Skate Park
- Take a stroll along the lakes in Gunn or Durack
- Activities and markets for the family in the Quarter Council

Rates: Approx. \$1853 per annum
Area Under Title: 803 square metres
Year Built: 1987
Zoning: LR (Low Density Residential)
Status: Vacant Possession
Vendors Conveyancer: Tschirpig Conveyancing
Settlement period: 45 Days
Deposit: 10% or variation on request