

**147 Woodlake Boulevard, Durack, NT 0830**



**Sold House**

Monday, 14 August 2023

147 Woodlake Boulevard, Durack, NT 0830

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 560 m2**

**Type: House**

## Contact agent

Phone enquiries - please quote property ID 31248. A Garden Paradise with parkland and golf course views! 147 Woodlake Boulevard, DURACK

Oozing practicality and charm, this beautiful 3-bedroom home is perfectly positioned in the prestigious suburb of Durack with its wide walking paths and beautiful lakes. With views of the amazing gardens from all parts of the home, you feel like you are at a resort. Just diagonally across the road, you will find one of Durack's many lakes where you can cast a line for a Barramundi or even set a pot for some tasty Red Claw Lobsters. If you feel inclined, you can take a walk or cycle along the many kilometers of footpaths. If you are into photography, this place has it all with abundant wildlife and stunning sunsets over the lakes. If you're game, you can capture some truly memorable lightning displays from Turtle Bridge. Being only 5 minutes away from any of the 3 main shopping centers, you can take your pick of what's on offer. You can have dinner and take in a movie at the amazing Event Cinemas with the enormous Vmax screen for an unforgettable experience at the new Gateway shopping center which houses shops and restaurants galore. The Palmerston Water and Skate parks are at the top of the hill above Durack with easy access to each via the Durack Heights turn-off. Durack School is within walking distance for the parents and children and can be accessed via Woodlake Blvd or along the walking paths which also serve as cycleways. Palmerston Golf and Country Club is literally only a 3-minute drive away and with its new extensions and fabulous mini golf course it's a major attraction for families who want a meal or simply to have some fun. Only 4 minutes away is Charles Darwin University Palmerston Campus which is off University Avenue and just behind the Durack School. Also of note is the Farrar Medical Centre which is 3.7 km/7 minutes away and Palmerston Regional Hospital which is 5.4 km/9 minutes away. The home itself would be suitable for retirees, couples, and families alike who are seeking low-maintenance living. Gardeners with green thumbs will absolutely love this place. The open, airy home sits on a comfortable 560sqm allotment, a picturesque setting right next to the reserve and Fairway #7 of the golf course. From the moment you step through the front door, you will be impressed by the generous open-plan living, outstanding features, and the feeling of space that this home offers that some others simply can't match. The well-appointed kitchen is an entertainer's dream with quality appliances, ample storage space, and modern stone bench tops. This is all centrally located to the spacious open-plan dining and lounge areas with single and double-door access to the full-length outdoor covered entertaining area that wraps around to the right, all of this overlooks the parkland setting right next door and of course, that beautiful rear garden. With two large living areas, there is room for parents at one end and children at the other end of the home if so desired. \* The living area at the front of the home could easily be turned into a sizeable 4th bedroom if required. A handy internal laundry has plenty of shelving space and ready access to a cool tropical garden and greenhouse through a sliding glass door and additional security screen mesh door. The Immaculate, low maintenance, fully established gardens guarantee complete privacy to the home on all sides. There are lockable gates on each side of the home with double gates located to the rear of the carport area are a bonus. The garden watering is looked after by a fully automated, multi-station irrigation system built with quality, heavy-duty piping. The main greenhouse is also supplied by this system.

**Property Features:-** Parking for 4 vehicles under the built-in carport and on the driveway.- All windows and doors have security wire mesh fitted (no ugly grilles).- Most of the windows have "Polar Seal" tinting which makes them crim-safe, similar to the doors and windows. - Council parkland along one boundary provides a tranquil feel as well as allows cooling breezes during the dry season.- Greenhouses on each side of the residence provide shelter for exotic plants and birdlife.- Tropical low-maintenance landscaped gardens and no lawn to mow within the property.- Fully automated irrigation system to look after the gardens.- Fully tiled floors throughout with four A/C units providing year-round comfort.- 2 bedrooms have built-in robes while the main bedroom has a walkthrough wardrobe in an Ensuite.- Central modern kitchen boasts ample bench and cupboard space.- Internal laundry.- The main bathroom has a shower and bathtub.- Separate WC next to the main bathroom.- All "NEW" ceiling fans fitted throughout the home and outside.- Security lighting in the carport and entertaining areas.- Optical Fibre connected directly into the front living area for ultra-fast broadband internet connection.- Roomy, 4-meter x 4-meter cyclone-coded "NAC" garden shed in the back corner of the property.- Shade sails, one at the front, one at the side, and one at the back of the home.- Good drainage system.- Air conditioners have been regularly cleaned.- Only 5 minutes from Palmerston CBD and major shopping centers.- Approximately a 20-minute drive to the Darwin CBD.- 1km to Durack School.- 2.6 km to Shell Service Station, Chemist Warehouse, and convenience shops. This home will impress with its low maintenance approach to tropical outdoor living its large under-cover entertaining areas with views of the parkland and the stunning rear garden make this the ideal home.

Council Rates: Approx. \$1,554.78 per year  
Area Under Title: 560 sqm  
Built Area: 146 sqm home and 16 sqm shed.  
Year Built: 1999  
Vendors Conveyancer: To be advised.

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since 1999, No Agent Property takes every care to verify the accuracy of the details in this advertisement, but the correctness cannot be guaranteed.