

# 16 Ballingall Street, The Gap, NT 0870



## House For Sale

Tuesday, 5 December 2023

16 Ballingall Street, The Gap, NT 0870

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 980 m2

Type: House



Marion Burton



Vanessa Goodes  
0412717124

**\$499,000**

The home is nestled amongst some large shady trees on a vast 980m<sup>2</sup> fully fenced block in a quiet neighbourhood. Enter the open-plan lounge dining and kitchen with freshly painted walls, plantation shutters and painted concrete floors. This area provides ample space for family dinners or social get-togethers. The large kitchen is a great area with so much bench space it would be impossible to run out of room. With a gas cooktop, overhead rangehood, and an under-bench electric oven, creating culinary delights will be a pleasure. The kitchen includes the washing machine as well. Down the hallway, the main bathroom with toilet, shower and vanity is on the left opposite the third bedroom with polished concrete floors; next is the second bedroom with new carpeted flooring, then the large master bedroom also with new carpet flooring, with an ensuite providing that convenient addition of a second bathroom and a sliding door to the backyard. All bedrooms have built-in wardrobes, ceiling fans and block-out roller blinds. Through the sliding door off the dining room, you enter the backyard with a covered BBQ patio area of approximately 4.5 x 6 metres and double the concrete slab size, perfect for extending the entertainment area easily. You overlook a large, grassed yard. To the left of the outdoor space is a 9 x 7 metre garage with a workshop. The garage was built in 2007 and is fully insulated. The home is just a short walk to the swimming pool and close to the hospital, schools, and town. So, if you want a home and a large yard, look no further, as this has plenty of room to move! By appointment only! Lot No: 1378 Area Under Title: 980m<sup>2</sup> Easements; sewerage easement l/s Council Rates: \$2401.87 pa