

**16 Van Senden Avenue, Araluen, NT 0870**



**House For Sale**

Wednesday, 31 January 2024

16 Van Senden Avenue, Araluen, NT 0870

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 821 m2**

**Type: House**



Marion Burton

**\$359,000**

This solid three-bedroom home is in popular Araluen and positioned perfectly on the block, allowing easy wide-side access to the backyard. The living area is tiled and comprises a large lounge, dining room, pantry, and kitchen. The basic kitchen boasts gas cooking and offers excellent potential to let your dreams run wild. The bedrooms are all carpeted and include built-in robes. The bathroom is central, with a shower, bath, and vanity. The toilet is separate. The whole house has split system air-conditioning and a bonus gas outlet in the lounge, providing an alternative heating option for winter. The best part of this home is the extra lifestyle living the full-length verandah provides. Approximately 17.5 metres long x 4.5 metres wide. Other features are security screens on windows and most of the doors and vertical blinds on the windows. The large yard includes two garden sheds, a hoist clothesline, established plants and no rear neighbour. This home has so much potential and is waiting for its new owner to enjoy what it offers. What are you waiting for, call Marion now for your private inspection. By appointment only! Lot No: 3496 Area Under Title: 821m<sup>2</sup> No easements Council Rates: \$2,125.19 pa