

**17 Halpin Street, Malak, NT 0812**

**CENTRAL**

**Sold House**

Friday, 3 November 2023

17 Halpin Street, Malak, NT 0812

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 804 m2**

**Type: House**



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**\$560,000**

To view the webbook with all property information, including reports text 17HAL to 0488 810 057 Situated in the serene environs of Malak, this 4-bedroom, 2-bathroom family home is where cherished childhood memories are made. Designed with family in mind, its two-story layout provides ample space for kids to play, parents to relax, and the extended family to stay. The expansive deck gives a vantage point over the inviting inground pool, where countless family splash days await. The underhoused entertaining area stands ready for birthday parties, barbecues, and family get-togethers. A thoughtful touch is the downstairs bedroom with an ensuite - perfect for visiting grandparents or as a parents' retreat. Parents will appreciate the polished floorboards upstairs for easy clean-ups after playful afternoons, while built-in wardrobes in the bedrooms help in keeping children's toys and clothes in order. Bath time becomes a joy in the main bathroom, complete with a full-sized bathtub - a haven for kids' bubbles adventures or a relaxed soak after a long day of parenting. And, with split system air conditioners in every room, the entire family can stay comfortable, no matter the season. Hidden away to the back of the block is an additional covered parking space, accessed by the side gate. The large shed with roller door access is the perfect mancave and space to securely store all the tools & toys. This property offers more than just a house; it's a nurturing environment where a family can grow, love, and create lasting memories. Located in the heart of Malak, it's where family dreams come true.

**Around the Suburbs:**  
**Coles Northlakes (0.75km):** Your nearby one-stop-shop for all grocery and household needs. With a wide range of products, it ensures your family's pantry is always stocked.  
**Malak Primary School (0.9km):** Ensuring your little ones get the best start in their educational journey, Malak Primary School is just a stone's throw away.  
**Sanderson Middle School (1.0km):** Transitioning to higher education is a breeze, with Sanderson Middle School located just a short distance away. It's perfect for your growing children, providing them with quality education and a conducive learning environment.  
**Leanyer Recreation Park (2.0km):** A delightful spot for weekend outings, Leanyer Recreation Park boasts recreational facilities and open spaces where families can bond over outdoor activities.  
**Casuarina Square (4.0km):** A family shopping paradise! Casuarina Square offers a plethora of retail shops, eateries, and entertainment options, making family outings fun and memorable.

**Council Rates:** Approx. \$1700 per annum  
**Area Under Title:** 804 square meters  
**Year Built:** 1980  
**Zoning:** LR (Low Density Residential)  
**Pool Status:** Compliant to the Community Safety Standard  
**Status:** Vacant Possession  
**Rental Estimate:** Approx. \$580-\$600 per week  
**Vendors Conveyancer:** Aquarius Conveyancing  
**Building & Pest Reports:** Available on webbook  
**Settlement period:** 40 Days  
**Deposit:** 10% or variation on request  
**Easements as per title:** Sewerage Easement & Electricity supply Easement to Power and Water Authority

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