

**17 Maranthes Place, Durack, NT 0830**



**House For Sale**

Tuesday, 11 June 2024

17 Maranthes Place, Durack, NT 0830

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 707 m2**

**Type: House**



No Agent Property NT  
1300594794

**\$529,000 - \$549,000**

Phone enquiries - please quote property ID 33956. For Sale: Light-Filled 3-Bedroom Home on Generous 707m<sup>2</sup> Corner Block in an Outstanding Family Suburb

**At a Glance:-** Bedrooms: 3 carpeted bedrooms- Bathrooms: 2- Parking: 2-car covered carport- Living Areas: 3 separate tiled living spaces- Kitchen: Central, large, tiled kitchen with ample storage, dishwasher, and oven- Outdoor Space: Large undercover entertaining area- Extras: Powered garden shed, internal laundry, neutral colour scheme

**Key Features:-** Main Bathroom: Bathtub, corner shower, separate toilet- Main Bedroom: Walk-in robe, en-suite- Climate Control: Ceiling fans, split-system air conditioners throughout- Land Area: 707.87 m<sup>2</sup> corner lot with potential for improvements (STCA)- Built: 1997- Floor Area: 132m<sup>2</sup> house, 33.6m<sup>2</sup> carport, 25.9m<sup>2</sup> veranda, 3.4m<sup>2</sup> porch- Solar Power: 6.6 kW panels with Fronius inverter- Roof: Recently restored by Cool Roof Restorations- Termite Barrier: Due for top-up in 2025- Location: Close to childcare, primary school, shopping, and recreation areas- Neighbourhood: Safe, friendly, leafy street

**Description:** This single-level, block and tile home is thoughtfully designed and well-presented. The open-plan living area, high ceilings, and plentiful natural light create a sense of space, allowing for easy interaction with family and guests. The central kitchen is surrounded by three separate living spaces, which can be configured as lounge, dining, and study/play areas. The kitchen features ample storage, a four-burner ceramic electric cooktop, a wall-mounted Bellini oven, a stainless steel Glem dishwasher, and a 1.5-sized sink. Each of the three bedrooms is well-proportioned and carpeted, with ceiling fans and split-system air conditioners. The main bedroom includes an ensuite with a corner shower and a generous walk-in robe. A driveway leads to an integrated double carport with a double gate for trailer, boat, or caravan access. The main entrance is through a porch to the left of the driveway. The main bathroom includes a corner shower with a rainhead and a separate bathtub. The laundry room has a full-length linen cabinet and external access to the garden. A large, covered verandah at the back of the house is perfect for entertaining or enjoying the morning sun. The yard, which wraps around the house, includes grass, raised garden beds, and a variety of tropical and bush tucker plants.

**Additional Information:-** Rates: \$493 per quarter for 2023-2024- Easements: None on title- Conveyancer: Platinum Conveyancing NT- Neighbourhood: Durack is a highly regarded suburb of Palmerston, known for its family-friendly environment. Marathe's Place is a leafy, short street with easy access to parks, lakes, and walking/bicycle paths. The area offers excellent amenities including primary schools, childcare centres, shopping centres, and recreational facilities. The current owner is relocating interstate, making this well-loved home available for a new family. Enquire Today to Arrange Your Private Inspection!

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