

**196 Farrar Boulevard, Johnston, NT 0832**

**CENTRAL**

**Sold House**

Tuesday, 26 September 2023

196 Farrar Boulevard, Johnston, NT 0832

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Tom Kiem

0413821871

**\$630,000**

For more property information text 196FA to 0472 880 252. Located in the family friendly suburban setting of Farrar; moments from schools for the kids, play areas, parkland walks and a Maccas nearby for a Sunday coffee date with mates; this property has something for everyone to love. At the front of the home is dual garage parking of course with room for more in the driveway. Easy care gardens lead through to the front door, opening into a formal living room showcasing the streetscape views. This living room has a TV nook and tiled flooring with an easy flow through to the main living areas whilst still maintaining its snuggle-ability with a cozy ambience. Further into the home is another living room / media room with a built in home office / study nook and a formal dining room as well with sliding doors through to the outdoor entertaining areas. The kitchen has a galley design with banks of built in storage space and a gorgeous window over the counters with views over the entertaining areas and the in ground swimming pool in the back corner – great for the busy mum meal prepping and keeping an eye on the kids or guests relaxing in the tranquil outdoor setting. The yard is supersized and perfect for the kids to play with an easy upkeep design ideal for the busy family dynamics. The master bedroom is front facing and includes a lux ensuite bathroom and a walk in robe as well. 3 additional bedrooms at the rear of the home are clustered together and all include tiled flooring and a built in robe along with A/C. the main bathroom includes a relaxing bath tub plus a central vanity and sep toilet. Off of the kitchen is the laundry room with storage and a sliding door onto the balcony and access through to the garage as well which also includes additional storage space. Down the side of the home is gated entry to the yard so you can bring in the boat or trailer. Nearby to the home is a park with play areas for the kids and space to host a BBQ or function as well. Under 5 minutes from Palmerston CBD – the location couldn't be better. • Family friendly suburban setting with easy access position • Large block of land with gated side entry point for the boat or trailer • Garage parking for 2 with storage space within ideal for the camping equipment or bikes • Wide open front lawns with easy care gardens • Front facing formal living room with TV nook and tiled flooring plus A/C. • Secondary living room with built in home office / study desk • Formal dining room with sliding door through to the verandah • Kitchen has galley design with pool views over the counters • Walk in laundry room from the kitchen with sliding doors to the yard • 3 bedrooms tucked away for privacy, each has an A/C and tiled flooring • Front facing master bedroom suite with walk in robe and private bathroom • Main bathroom includes a bath tub / shower combo with central vanity • Verandah overlooks the easy care rolling green lawns • In ground swimming pool in the back corner • Easy care gardens and lawns around the home • Poolside entertaining areas Around the Suburb: • Ride to a local park with play areas for the kids • Plenty of community spaces to explore • School options in Johnston or across the street in neighbouring Zuccoli • Nearby to major retailers, employment options and takeaway meals • 3 minutes from the Palmerston CBD, markets throughout the Dry Season • Cheeky midweek meal at the Landmark Tavern, trivia nights and more Council Rates: Approx. \$2039 per annum Area Under Title: 769 square metres Zoning: LR (Low Density Residential) Pool Status: Pool Certified to Modified Australian Standard (MAS) Status: Vacant Possession Settlement period: 45 Days Deposit: 10% or variation on request Easements as per title: None Found