

2/16 Excelsa Court, Rosebery, NT 0832

CENTRAL

Duplex/Semi-detached For Sale

Tuesday, 5 December 2023

2/16 Excelsa Court, Rosebery, NT 0832

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: Duplex/Semi-detached



Andrew Lamberton

\$450,000

Text 16EX to 0488 810 057 for all property information. Perfect for the savvy investor and the home makers alike, this lush tranquil abode resides siding onto a large open parkland with play areas for the kids and wide open space to kick around the footy or run the dog. A family friendly area within walking distance from local shops, schools, a GP and more – the location here is amazing. The home resides up away from the street with a lush landscaped gardens that blend in with the gorgeous gardens from the next door neighbour of this duplex. There is side carport parking for 2 small cars and a guest bay at the front as well. Passing through the lush foliage, the home has a sliding door entry into the main open plan living, dining and kitchen areas that are filled with the morning sun light and offer a breezy open plan design. The kitchen has hard wearing laminate counters with plenty of prep areas to work from plus overhead storage and a view over the rear verandah from the sink. Sliding doors from the dining room lead through to the shaded and cool back verandah that spans along the entire backside of the home and overlooks lush tropical gardens and green lawns. In the far back corner is an in ground spa with secure fencing and more tropical gardens. Each of the three bedrooms includes A/C and tiled flooring along with a built in robe while the master is enhanced with an ensuite bathroom. The main bathroom hosts a bath tub plus shower and central vanity along with a sep toilet. On the back verandah there is a laundry room and storage room perfect for the bikes. Walk to nearby parklands with play areas for the kids, ride your bike with the kids to public and private school options or pop up to the Palmerston shops. Spend your free time at the Palmerston Water Park or Skate Park or take a stroll along the lakes looking for turtles and fish – Palmerston is a thriving suburban setting for the family with loads of activities throughout the year in the quarter, Friday night markets and more.

- Three bedroom tranquil Parkside abode
- Ideal for the home maker and the savvy investors alike
- Carport parking beside the home and a guest parking bay at the front as well
- Storage room and laundry room off of the back verandah
- Shielded walkway with lush tropical gardens to the front door
- Sliding doors open the home up into the open plan living, dining and kitchen areas
- Sun filled living areas with tiled flooring and A/C
- Kitchen has wrap around counters and overhead storage space
- Sliding doors from the dining room through to the rear verandah
- Master bedroom suite with built in robes and an ensuite bathroom
- Main bathroom has a bath tub and shower with central vanity and sep toilet
- 2 additional bedrooms each with a built in robe
- Rear verandah overlooks the manicured lush gardens
- Side gated entry to the backyard to the parklands
- In ground spa with secure fencing around it
- Walk to the park next door with play areas for the kids and spaces to run the dog

Around the Suburb:

- Walk to community parklands and play areas for the kids
- Ride your bike with the kids to public and private school options
- Pop up to the Palmerston shops for meals, shopping and news agency
- Spend your free time at the Palmerston Water Park or Skate Park
- Take a stroll along the Durack Lakes or Golf Course
- Entertainment throughout the year at the Palmerston Quarter
- Rosebery has a footy oval and plenty of community events as well

Council Rate: Approx. \$2300 per annum
Area Under Title: 424 square metres
Year Built: 2000
Zoning: LMR (Low-Medium Density Residential)
Pool Status: Pool Certified to Modified Australian Standard (MAS) on Unit 2
Status: Tenanted until 26 November 2023 @ \$500 per week
Settlement period: 45 Days
Deposit: 10% or variation on request