

2 Griffiths Place, Araluen, NT 0870



House For Sale

Tuesday, 23 January 2024

2 Griffiths Place, Araluen, NT 0870

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 1110 m2

Type: House



Gail Tuxworth
0889526333

\$590,000 to \$620,000

Positioned says it all! This four-bedroom, two-bathroom home is tucked away in a small court location just off Tmara Mara Circuit and surrounded by other quality homes. A full cricket pitch will fit nicely into this fabulous 1,110 square metre rear yard. With outstanding views through to the mountain range it will be fun whether playing cricket or chasing the dog, as there is ample space for lots of family fun. Of treated pine log construction this home exudes character and charm. The entire home has been meticulously detailed so any new buyer can move in and expect the best. The front living area has a working sandstone fireplace with a gorgeous sandstone chimney, solid timber mantelpiece and fire grill. Classic glass French doors lead from the living area to the enclosed outdoor greenhouse, entertaining and BBQ areas. The well organised kitchen pantry will dazzle while appreciating the additional built in breakfast bar space and island gas cook top. There is a discreet family room just off the kitchen, perfect as a formal dining area, a quiet room for reading or watching TV. All bedrooms have built in robes except the main bedroom that has a walk in robe and ensuite bathroom. Authentic sliding doorways add to the rustic appeal while presentation is outstanding. A full-sized bath is a feature in the family bathroom along with separate shower, vanity, and toilet. Our hot and humid weather is no problem with split system air conditioning while the array of solar panels takes care of the power bills. The hot water is solar as well. Full width verandas cover most of the home perimeters while there is a generous height double carport at the front and a large, powered workshop at the rear. The landscaped, native front garden attracts the birds while the expanse of reticulated green lawn along with the fire pit and the children's play gym complete the family friendly back yard. - Character family home on 1,100 sq mtr allotment- Authentic sandstone fireplace, chimney and grill- Island gas cooktop, w/in pantry, and custom breakfast bar - Ensuite and walk in robe to main bedroom- Additional family room or TV room- French doors off living area to outdoor entertaining- Powered workshop, childrens play gym, fire pit- Expansive lush green rear lawns, native front garden