

**2 Helio Court, Woodroffe, NT 0830**

**CENTRAL**

**House For Sale**

Wednesday, 17 April 2024

2 Helio Court, Woodroffe, NT 0830

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 788 m2**

**Type: House**



Andrew Lamberton  
0889433014

**\$420,000**

Text 2HEL to 0488 810 057 for more property information including reports. Potential plus – this property is perfect for the home makers or the investors alike with strong foundations and a modern approach – it is move in or rent out ready. Gated at street level with plenty of parking under the enormous wing of that extends off the home – this could be a great entertaining space or shaded outdoor sitting area – or bring in all the cars, bikes and kids scooters to store them out of the weather. The home is ringed with established gardens and towering shade trees along with retaining walls that could hold a flourishing garden if you get your green thumb on. Out the back is a huge backyard that extends all the way past the garden shed offering plenty of space for the kids to play cricket or run with the dog. The home has a formal front entry under a sheltered foyer that steps into a light filled living room with tiled flooring underfoot and split A/C to keep you cool. There is a sliding door at the far end that opens onto a secondary outdoor entertaining area with a built in table to sit beside the BBQ and hold your beer and the snags. Step up in the hallway where at the far end there are three bedrooms each with tiled flooring and a built in robe along with A/C in each. The bathroom hosts a bath tub / shower combo along with a sep toilet in the adjacent laundry room. Within the neighboring suburb there is a swimming pool and community tennis courts along with a senior campus and beyond this there are both public and private schooling options. Nearby is the Marlow Lagoon Dog Park and community parklands along with the Durack Golf Course and so much more. The home is under 5 minutes from the Palmerston CBD.

- Solid brick family home in a secure location with gated entry
- Side parking under carport for at least 3 plus there are room for the kids bikes and scooters
- Formal front entry to the home with sheltered porch
- Secondary entry to the home into a sun filled home office – great for guest use
- Kitchen is modern and well presented with plenty of storage space and cupboards
- Corner pantry with great storage in the kitchen
- Sliding door from the dining room to the outdoor entertaining areas
- Separate living room with tiled flooring and sun filled windows
- Sliding door from the living room to the rear verandah and entertaining space
- Step up to the hallway with three bedrooms nestled at the far end
- Each bedroom includes a robe and tiled flooring along with A/C
- Bathroom hosts a bath / shower combo and a vanity with storage space
- Sep toilet hosted in the laundry room adjacent with door to the outside
- Garden shed for the tools nestled under a shady canopy
- Large back yard extends will past the shed – great for the green thumb
- There is a lot of potential for this home – great gardens or extensions
- Vacant and move in or rent out ready home

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 Golf Course
- Palmerston CBD for shopping and news agency
- Spend your free time at the Palmerston Water Park or Skate Park
- Take a stroll along the lakes in Gunn or Durack
- Activities and markets for the family in the Quarter

Council Rates: \$1,853 per annum (approx.)  
Date Built: 1993  
Area Under Title: 788 square metres  
Zoning Information: LR (Low Density Residential)  
Status: Vacant possession  
Rental Estimate: \$550-570 per week (approx.)  
Building Report: Available on webbook  
Pest Report: Available on webbook  
Settlement period: 30 days or variation on request  
Deposit: \$20,000 or variation on request  
Easements as per title: Sewerage Easement to Power and Water Corporation