

**2 Piccabeen Grove, Durack, NT 0830**

**CENTRAL**

**House For Sale**

Friday, 3 May 2024

2 Piccabeen Grove, Durack, NT 0830

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 729 m2**

**Type: House**



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## Price Guide \$630,000

Text 2PIC to 0472 880 252 for more property information and reports. Complemented by spacious open-plan living and a lovely alfresco and pool, this peacefully positioned four-bedder creates a modern family home you can move right into and enjoy immediately without lifting a finger! What we love about this opportunity:

- Ground-level home set on generous corner block on quiet fringes of Durack
- Natural light and bright neutral tones enhance effortless sense of space
- Prized open-plan living centred around a smart kitchen with gas cooking
- Gorgeous verandah offers relaxed alfresco dining and entertaining
- Sparkling inground pool is framed by grassy yard and tropical landscaping
- Airy master features walk-in robe and tidy ensuite with shower
- Three further robed bedrooms offer additional flexibility within floorplan
- Neat three-way bathroom features bath, shower and enclosed WC
- Split-system AC in every room keeps things cool and comfortable
- Security screens on all windows and doors
- Yard is private, secure and ideal for pets and kids to play safely
- One owner for 25 years lovingly maintained and cared for family home
- Additional features inc. garden shed, internal laundry and double carport

Close proximity to Palmerston Golf Club, Gateway, Oasis, all major supermarkets, hospital, after hours emergency care, restaurants. Situated in a quiet, family-friendly neighbourhood with only local traffic passing by, this lovely home creates a wonderful opportunity for homebuyers and investors seeking a property that ticks all the boxes. As you enter the home, you immediately feel welcomed by its easy sense of space and thoughtful design. Bright and airy, the layout draws you into its hub, where inviting open-plan living gathers around a smartly presented kitchen featuring gas cooking, stainless-steel appliances, and plentiful storage. From here, the space flows seamlessly outdoors, where you find one of the home's star attractions: its beautiful alfresco and sparkling inground pool. Framed by tropical landscaping, this space is simply perfect for entertaining, but is just as great for relaxed family time, watching the kids as they make the most of the pool or run around the grassy yard. As for sleep space, there are four good-sized bedrooms, three with built-in robes, and with a walk-in to the master. Serviced by a tidy ensuite and full family bathroom, these provide additional flexibility should you decide to use one of the bedrooms as a home office or additional living space. Completing this very appealing package is an internal laundry with yard access, a garden shed to reduce clutter, and covered parking under the double carport out front. A short stroll from the nearby playground and lakes, the property is also moments from Durack Primary School and the golf course, with Palmerston's main shopping, dining and entertainment hub just five minutes from the front door. Don't miss out on this gem of a property. Council Rates: \$1972 per annum (approx.) Date Built: 1999 Area Under Title: 729 square metres Zoning Information: LR (Low Density Residential) Status: Vacant Possession Rental Estimate: \$650 - \$690 per week (approx.) Building Report: Available on webbook Pest Report: Available on webbook Easements as per title: Electricity supply Easement to Power and Water Authority