

2 Rilstone Court, Moulden, NT 0830

CENTRAL

Sold House

Monday, 14 August 2023

2 Rilstone Court, Moulden, NT 0830

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House

\$302,000

Text 2RIL to 0472 880 252 for all property information. Surrounded by parks, this home is neatly tucked away in a quiet street. This low maintenance home offers a great foothold into the suburb of Moulden as a first home purchase or as a great investment property. The home features three generously sized bedrooms, all with built-in wardrobes, air conditioning and ceiling fans. With a neutral colour palette throughout, the open plan living, and dining effortlessly adjoin a U-shape functional kitchen, overlooking the outdoor entertainment area. A sliding glass door opens out to a large, undercover outdoor verandah area and sparkling inground spa, creating the perfect open space for entertaining guests throughout the year. With little maintenance, you will genuinely appreciate the extra time you have to enjoy the relaxed indoor and outdoor living. This property is situated just a short distance from parklands, excellent schooling, public transport, and shopping centres. Venturing through the wide and inviting entrance, you will discover a spacious open plan lounge and dining area complemented by a stone tile flooring, and plenty of natural light and fresh air coming through the abundance of windows. The property has installed air conditioning and ceiling fans throughout to cool you down during Darwin's tropical climate. The functional U-shaped styled kitchen provides plenty of space for entertaining family and friends with ample cupboard and bench space. Positioned with a view over the living, and dining area, the kitchen is equipped with dual sinks, an oven cooktop, and a breakfast bench with stool seating. The dining area flows out through glass sliding doors to the verandah and private outdoor entertainer's area, overlooking the spa, perfect for relaxing and taking in the tropical surrounds. Heading down the hallway you will find the three bedrooms and family bathroom. All bedrooms are generous in size and feature air conditioning, ceiling fans, and built-in wardrobes. All bedrooms have large windows to capture abundant natural light and breezes. The family bathroom is spacious and boasts a vanity, and a large, combined shower and full-sized bath. There is durable floor tiling for easy maintenance and a large window for an abundance of natural light and fresh air. There is a separate toilet and a linen cupboard located nearby for convenience. The backyard offers minimal maintenance gardens, and an external laundry at the rear of the house. Additionally, there is a shed in the back corner of the block for additional storage of garden tools, or household items. The inground spa is set amongst a tropical surround and features secure fencing for peace of mind and safety. There is plenty of space surrounding the spa area to sit back and relax after a long day. There is an undercover carport for two vehicles with ample spacing for an additional vehicle. The backyard offers plenty of space for the kids or pets to enjoy. This residence is near various parklands, schools, and shopping centres. Providing excellent value for its size and location, don't let this one slip through your fingers!

Features to love:

- Three-bedroom home located in Moulden
- All bedrooms feature built-in wardrobes, air conditioning and ceiling fans
- Family bathroom is spacious with a vanity, and combined shower and full-size bath
- Separate toilet and linen cupboard nearby
- Stone tile flooring through living & dining with plenty of natural light & fresh air
- Air conditioning and ceiling fans throughout the property for extra comfort
- Functional U-shaped kitchen with ample cupboard & bench space + breakfast bar
- Large private entertainers' area overlooking the spa, taking in the tropical surrounds
- Large undercover verandah area with external laundry
- Sparkling inground spa fully fenced for security and peace of mind
- Undercover carport for two vehicles with ample spacing for an additional vehicle
- Storage shed perfect for storing tools or equipment
- Generous space for the kids or pets to enjoy
- Located close to the local parklands and schools

Council Rates: Approx. \$1,767 per annum
Area Under Title: 810 square metres
Year Built: 1986
Zoning: LR (Low Density Residential)
Pool Status: Compliant to Non-standard Safety Provision
Status: Vacant Possession
Vendors Conveyancer: Pipina Papazoglou
Building Report: Available on request
Pest Report: Available on request
Settlement period: 45 Days
Deposit: 10% or variation on request
Easements as per title: Sewerage Easement to Power and Water Authority