

# 20 James Circuit, Woodroffe, NT 0830



## House For Sale

Sunday, 5 November 2023

20 James Circuit, Woodroffe, NT 0830

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 810 m2**

**Type: House**



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## Offers Over \$400,000

Calling home markers and investors alike!! Fenced at street level and positioned centrally on an 810m<sup>2</sup> block of land, is this endless potential home. A modern touch throughout the 3-bedroom, 1 bathroom home with double carport at the front and additional room for entertaining/ home business or future extension at the back. Inside a large living room with banks of louvred windows and a seamless flow into the dining room with a modern kitchen at the far end. Hosting built in storage space, gas cooking, dual sink and ample prep spaces. The laundry resides off the kitchen with access through to the semi enclosed verandah where you can entertain with the ultimate indoor/outdoor entertainment area. A storeroom nearby gives for great functionality. All 3 rooms have air conditioning with banks of louvred windows, a Territory must have to catch its wonderous seasons. Each room is complimented with a built-in robe as well. The bathroom includes shower/bathtub combo and vanity. Separate toilet down the hallway and storage space. The backyard is large allowing for parking all the extra toys, grass for the whole family to enjoy and storage shed. Vacant and move in or rent out ready, home makers will see the potential to generate growth while the investor will seek the rent out ready appeal. Within the neighboring suburb there are many long-term residences including the iconic Woodroffe Shops, nearby a new public swimming pool, tennis courts, senior campus and 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 and approx. 20km to Darwin CBD. Council rates approx \$1800 per annum Land size 810m<sup>2</sup> House built in 1987