

**20 LOVEGROVE DRIVE, Araluen, NT 0870**



**House For Sale**

Wednesday, 6 March 2024

20 LOVEGROVE DRIVE, Araluen, NT 0870

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 781 m2**

**Type: House**

## **New price \$510,000**

To enquire, please email or call 1300 815 051 and enter code 3359 Owner keen to sell Price reduction down from \$527,000 to \$510,000 Stepping inside this 3 bedroom 2 bathroom property feels and looks like you're in a new built house. This property has been fully renovated and extended to a high standard with attention to detail. The home boasts renovated kitchen, renovated bathrooms, new tiling, new carpets, new down-lights throughout, quality roller blinds, Split system aircon/heating throughout, freshly painted inside and out, upgraded electrical, new plumbing. The house has been fully re-roofed and is double insulated which helps with the central Australian climate. All the hard work has been done, there is nothing to do here but move in and relax! Entering the home through the front door you're welcomed into a large open plan kitchen/ dining/living area. The renovated kitchen features plenty of cupboard space and bench top area, electric oven, gas cooktop and a dishwasher. The kitchen's tiled floor continues through to the dining/living area which boasts split system air con/heating to keep the space at pleasant temperatures all year round. Through the sliding door from the living room is an undercover patio area, the perfect space for a BBQ with friends and family. There's plenty of space for the BBQ, seating, table, outdoor furniture and even enough space for a Billiard table! All 3 bedrooms have brand new carpets, floor to ceiling built in robes, roller blinds and split system air con/heating. The master bedroom has a huge new ensuite with double vanity and double size rain shower. The family bathroom has been renovated with new plumbing, floor to ceiling tiling, separate bath and also a rain shower. The toilet is separate. Along the hallway there is an excess of storage with floor to ceiling cupboards with quality roller doors. Off the hallway there is a study, perfect for the kids to do their homework or a home office. The study could potentially be converted to a fourth bedroom. Through the updated laundry is the undercover carport which can accommodate 3 vehicles behind a lockable gate. The back yard is securely fenced, large, open and grassed, great for the kids to play. There is an area for a sandpit in the corner of the yard and a garden shed. If it's an investment you're looking for, this property is a great option. With all the work already done, maintenance is minimal and with a current rental of \$650 a week the property has a 6.62% per annum return! Currently rented until August 2024 To enquire, please email or call 1300 815 051 and enter code 3359