

# 23 Tmara Mara Circuit, Araluen, NT 0870



## House For Sale

Saturday, 12 August 2023

23 Tmara Mara Circuit, Araluen, NT 0870

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 806 m2**

**Type: House**



Dominic Miller  
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**\$730,000**

Prepare to be impressed when you enter this well-appointed home in a blue-chip area of Araluen. Sitting on an 806m<sup>2</sup> (approx.) block framed by established gardens, this property is a joy to come home to.- Well-appointed home in quiet leafy surrounds- Spacious & immaculate; new carpets & paint- Formal lounge & dining + spacious family room & kitchen- 4 beds with BIR + 2 baths + separate toilet- Main bed with WIR + ensuite + box bay window- Separate office/rumpus/workshop with verandah- High clearance dual carport - room for 4WDs- Covered & paved outdoor entertaining area- Established, landscaped gardens, fenced yardBeautiful and spacious inside and out, the home comprises a formal lounge and dining area upon entry, flowing to the extra-large open family, meals, and kitchen area, four bedrooms with built-ins, and a full bathroom with a separate toilet. The separated main bedroom has a walk-in robe, ensuite, and a box bay window to extend the space and let in plenty of natural light.Offering flexibility, this property boasts a home office, studio, rumpus room, or teenage retreat with a verandah and is fully fitted with power, lighting, and air conditioning.Brand new carpet and a fresh coat of paint have given this lovely home all new sparkle. Additional features include a high-clearance dual carport for 4WDs, a laundry room with yard access, a well-appointed kitchen with plenty of food prep and storage space, and split system air conditioning in the living areas and the main 2 bedrooms.Sliding doors open from the casual living area to the covered outdoor entertaining space, giving you a wonderful spot to host barbeques for friends and family. It extends to the paved courtyard, framed by established, landscaped gardens, creating a backyard oasis the whole family will enjoy.Tucked in behind a screen of trees on arguably one of the best streets in town, this home enjoys a peaceful, quiet setting while being close to private and Government schools. Beautifully presented and offering space and style in a quiet, leafy location, there is a lot to love about this home. Call Dom today to arrange an inspection.Council Rates: \$2,401.87 p.a.Currently rented for \$800.00 p.w. until the 27th April, 2024