

**25 Flockhart Drive, Marlow Lagoon, NT 0830**

**CENTRAL**

**House For Sale**

Friday, 29 March 2024

25 Flockhart Drive, Marlow Lagoon, NT 0830

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 5910 m2**

**Type: House**



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## Price Guide \$1,050,000

Text 25FLO to 0472 880 252 for all property information. Immaculately maintained and presented this impressive package ticks all the boxes, delivering turnkey semi-rural style living in sought after Marlow Lagoon. The main home has been freshly renovated boasting classy country chic vibes with exposed brickwork. Verandahs spanning the length front and back, overlooking the established tropical gardens and sprawling green lawns where the kids and pets can play with ultimate freedom. Inside the home is a large living room with modern design and a free flowing approach. The kitchen is magazine worthy with a stone topped island bench plus stainless steel appliances and overhead cupboards along with a double door pantry and feature pendant lighting! Down the hallway there are 4 bedrooms each with a built in robe, A/C and tiled flooring. The bathroom includes a shower and a relaxing bath tub plus separate toilet with the laundry room adjacent with built in storage space. From the back verandah there are views over the swimming pool and spa with secure fencing to keep the little people safe. There are wide open green expanses at the rear of the block to explore with a chicken coop down the back and a large workshop shed with an abundance of parking and workspace to utilize as well. There is a one bedroom self contained granny flat or home office with it's own independent driveway. Kitchenette plus bathroom and a large living area with tiled flooring plus a sliding door to the front verandah. A quality addition to the main home that gives you choices whether it be home office, guest/teenager/grandparents retreat or another income stream. This stunning property perfectly combines suburban conveniences with the space, freedom and tranquillity of rural living and will appeal to the home makers seeking space without adding to the daily commute. It's also ready for one fortunate family to enjoy immediately as all the hard works been done for you. What we love about this opportunity:

- Four bedroom main residence renovated to perfection
- Huge independent self contained granny flat or home office
- Two separate driveways to house and 2nd dwelling
- 5,910m<sup>2</sup> of prized land to underpin your investment into the future
- Large workshop shed with parking for 2 plus a secondary garage with additional parking
- Central workshop shed has plenty of storage space and tinkering areas
- Formal gardens at the front of the home with towering shade trees
- In ground swimming pool and spa with secure fencing for the little ones safety
- Verandahs front and back overlook the gardens and entertaining areas
- Large open plan living, dining and kitchen areas with tiled flooring underfoot
- Kitchen has island bench with breakfast bar seating and pendant lighting
- Pantry and overhead storage with modern tones and SS appliances
- 4 bedrooms down the hallway all with tiled flooring and A/C along with a built in robe
- Bathroom includes a relaxing bath tub and glass framed shower
- Internal laundry room with linen press and access to the verandah
- Chicken coop for the girls to lay some delicious Marlow Lagoon free range eggs
- Solar panel system 6.6KW to slash energy costs

Around the Suburb:

- Walk to community parklands and play areas for the kids
- Ride your bike with the kids to public and private school options
- Pop up to the Palmerston shops for meals, shopping and news agency
- Spend your free time at the Palmerston Water Park or Skate Park
- Take a stroll along the Durack Lakes or Golf Course
- Entertainment throughout the year at the Palmerston Quarter
- Marlow Lagoon dog park and play areas are just up the road
- BMX track and race course is also nearby

Located in one of the most sought after suburbs in the entire NT a genuine best of both worlds location. Enjoying the benefits of rural living being space, freedom, privacy and tranquillity without sacrificing on the conveniences of suburbia with all amenities in close proximity and a quicker drive into Darwin's CBD than many of the northern suburbs. Marlow Lagoon offers a welcoming community feel within the neighbourhood, and is close to public and private schools, as well as major shopping, dining and services in Palmerston. It's also close to Palmerston Swimming and Fitness Centre and Palmerston Golf Course, it's also an easy stroll to Marlow Lagoon Recreation Park, where you can find bike tracks, walking tracks, picnic areas, dog park, playgrounds and more. Council Rates: \$1,437 per annum (approx.) Date Built: 1991 Area Under Title: 5910 square metres Zoning Information: RR (Rural Residential) Status: Vacant Possession Swimming Pool: Compliant to Modified Australian Standard Easements as per title: None found