

# 261 Forest Parrade, Bellamack, NT 0832

## Sold House

Monday, 14 August 2023

261 Forest Parrade, Bellamack, NT 0832

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 860 m2**

**Type: House**



Dharma Velusamy

## Contact agent

This beautiful solid ground level home will be sure to get the whole family excited with 3-bedroom 2 bathroom 2 carport and Solar panels on roof is sure to impress. House is fenced at street level with sliding gate access to the dual carport parking bay. 24 Solar Panels and Solar Hot water system saving \$\$\$\$. As you enter the home, on your right is a large master bedroom suite overlooking the front garden with ensuite bathroom and walk-in robes. The Hallway is generous in size leading into the heart of the home with Open plan living and dining areas run centrally to the home offering a spacious area for the family to come together. The well-appointed kitchen has gas cooking for the chef of the house and an island prep bench to work from along with plentiful storage. Along side the kitchen is the private laundry area leading to outdoor cloths line and garden. Two additional bedrooms are tucked down the hallway for total privacy and each includes a robe and A/C along with tiled flooring. The main bathroom offers a relaxing bathtub / shower combo that the kids will enjoy plus a vanity with storage and toilet. From the living room there is a sliding door leading onto the veranda with tropical gardens and lush lawns. Separate 80 sq.m concreted area adjoining the veranda for extra room to park your caravan / boat. Off to the side is a large 3 x 3 garden shed for all your tools. This property fully fenced with privacy / Color bond fencing to the side with second double gate entry access to bring your caravan or boat. Additional to the existing building, Owners have council approval / design to built 4th bedroom ensuite and 2 bed 1 bath granny flat to the side. So, New owners have option to build those in future. Walking Distance to Forest parade / Rosebery Schools , Local Parks and Bellamack Tavern / Cafes. For more information or to arrange an inspection, Call Dharma on 0403419709 today to arrange your private viewing of this sensational home. Council Rates: Approx. \$1800 per annum Area Under Title: 860 sqm Zoning: LR (Low Density Residential) Rental Appraisal: Approx. \$620 - \$650 per week Status: Currently tenanted till July 2023 Settlement period: 45 Days Deposit: 10% or variation on request Easements as per title: None Found