

30 Rothdale Road, Moil, NT 0810

CENTRAL

Sold House

Saturday, 4 November 2023

30 Rothdale Road, Moil, NT 0810

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 807 m2

Type: House



Michael Van De Graaf
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\$485,000

Text 30ROT to 0488 810 057 for all property information. Bordered by beautiful landscaping on a generous block, this neat three-bedroom home delivers spacious family living in a wonderfully central location, just a short walk from local shops, schools and Marrara Sporting Complex, and an easy 15-minute drive from the city.

- Ground level home on generous block in superbly convenient location
- Great living space offered within open-plan living and adjoining family room
- Wraparound kitchen creates effortless cooking space with servery hatch to living
- Each of the three bedrooms feels spacious and airy, two with built-in robe
- Smartly presently bathroom features walk-in shower and enclosed WC
- Walk through from WC to large internal laundry, offering heaps of storage space
- Two sets of sliding glass doors open out from living to expansive covered entertaining
- Fully fenced block offers lots of grassy space for kids to play, framed by lush landscaping
- Garden shed and large shed/workshop with dual high clearance roller doors
- Double carport at front with drive-through access to rear; additional driveway parking

Offering a spacious floorplan with abundant living space and well-proportioned bedrooms, this property is both comfortable and attractive as is, but could also provide potential to buyers looking to carry out some updates to really make the most of what's on offer here. Upon entering the home, you find yourself in a bright open-plan living area, where neutral walls and crisply tiled floors create an inviting space that offers great versatility within its layout. Adjoining this is a sizeable separate family room, which also offers wonderful versatility in its function. Featuring a neat, wraparound design, the kitchen delivers a modern cook space boasting plentiful counter and cabinet space, as well as a handy servery window to the living area that doubles as a breakfast bar. As for sleep space, each of the three bedrooms feels just as bright and open, and are serviced by a smart bathroom with walk-in shower and enclosed walk-through WC to the large laundry. Love to entertain? This property has alfresco entertaining covered! Opening out from both the living area and the family room via sliding glass doors, the indoor space extends seamlessly onto a vast covered verandah, which looks out over the front and rear yard. Kids will love all the space out here, while keen gardeners can put their green fingers to work on the beautiful blooms and lush landscaping. Adding further appeal is a garden shed and a much larger workshop, complete with adjoining sail shade and dual high clearance roller doors. Parking is offered out front in a double carport, with further parking offered on the driveway. Centrally located, the property is within strolling distance of local shops, parks and public transport, as well as Marrara Sporting Complex and Moil Primary School. By car, it's just three minutes to Casuarina Square, and not much further to the beach and Nightcliff. This is a property that's well worth inspecting to uncover its full appeal. Organise your inspection today to make that happen!

Council Rates: Approx. \$1750 per annum
Area Under Title: 807 square metres
Year Built: 1978
Zoning: LR (Low Density Residential)
Vendors Conveyancer: Naomi Wilson Conveyancing
Building Report: Available on webbook
Pest Report: Available on webbook
Settlement period: 45 Days
Deposit: 10% or variation on request
Easements as per title: Sewerage Easement to Power and Water Authority