

**33 Eaton Place, Karama, NT 0812**

**CENTRAL**

**House For Sale**

Tuesday, 26 December 2023

33 Eaton Place, Karama, NT 0812

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 817 m2**

**Type: House**



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## Price Guide \$550,000

For more property information, text 33EAT to 0472 880 252. Complementing thoughtful design with fresh, modern updates, this three-bedroom home sits on a generous block bordered by tropical landscaping. • Private block discreet from the street with absolutely nothing to do • Abundant natural light enhances feeling of space, while banks of louvre windows catch cooling through-breezes • Bright and spacious open-plan centres home, leading out to verandah at rear • Modern kitchen boasts glossy cabinetry, stone benchtops and butler's pantry • Oversized master with built-in robe and ensuite joined by two further bedrooms • Ensuite and main bathroom could provide potential to add value with updates • Effortless alfresco entertaining overlooking inground spa and tropical yard • External laundry on verandah, plus handy storage offered in coded 4x4m shed • Modern metal ceiling fans assist split-system AC in every room • Single carport and driveway provide plentiful off-street parking within fully fenced block

Ticking all the boxes for buyers seeking value, this beautifully updated property delivers effortless modern living, with the potential to add further value with updates to the already tidy bathroom and ensuite. Upon entering the home, you find yourself in a light, bright living area, where an open concept offers great versatility alongside an effortless feeling of space. Here, take time to appreciate the banks of louvre windows and cool ceramic tiles underfoot, which go hand-in-hand to enhance the home's tropical appeal. At one side sits a fabulous designer kitchen, where black stone benchtops offset glossy white cabinetry, complemented by modern stainless-steel appliances and a black quartz-composite sink. Adding further appeal for the keen cook is a butler's pantry and handy breakfast bar seating. Love to entertain? This home has that covered with its spacious rear verandah, which provides plenty of space for entertaining looking out over the inground spa and lush tropical landscaping. Wonderfully easy to maintain, the reticulated gardens allow you spend more time enjoying your backyard, while the coded 4x4m shed creates convenient storage space. Also provided outside is a laundry and plentiful off-street parking, while back inside, the fully air-conditioned interior is completed by three generous bedrooms, including a large master with built-in robe and ensuite. In terms of location, parks and a selection of public and private schools are moments away, as are Leanyer Recreation Park and Marrara Sporting Complex. All conveniences are covered within Casuarina Square, an eight-minute drive away, while the CBD can be reached in just 15 minutes. This little gem is one you do not want to miss! Act fast to arrange your inspection.

Council Rates: \$1,650 per annum (approx.)  
Date Built: 1983  
Area Under Title: 817 square metres  
Zoning Information: LR (Low Density Residential)  
Status: Vacant possession  
Swimming Pool: Notified as compliant to the Community Safety Standard  
Easements as per title: Electricity supply Easement to Power and Water Authority, Sewerage Easement to Power and Water Authority