

**34/13 Lloyd Road, Humpty Doo, NT 0836**



**Sold Unit**

Monday, 14 August 2023

34/13 Lloyd Road, Humpty Doo, NT 0836

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Ken Jones

**\$320,000**

If you're looking for the perfect combination of easy care living but in a quiet rural location – this could be the property for you. Nestled within a complex setting and surrounded with established tropical gardens that shade and shield the home, this property is tucked away at the far end overlooking a bushland belt in a quiet little off street with only a few homes on it. At the front of the property is a single carport parking bay along with a side paved area where you can store the bikes or hang out the washing. There is a laundry room screened with lattice and a fenced in front courtyard that wraps around to the back of the home allowing for the kids or pets to play. Inside is an expansive open plan living and dining area with a sky high roofline that makes the space feel bigger again. There are sliding doors at the far end to allow in the natural light and a little bump out with twin sets of louvered windows to capture the cross breeze. The kitchen has wrap around counters with plenty of prep areas to work from plus a pantry as well as breakfast bar seating under hard wearing laminate counters. There are three bedrooms each with carpeted flooring underfoot and large sliding windows to let in the natural light. The bathroom has a bath tub / shower combo and a vanity with storage built in. Out the back of the home is a small sheltered verandah that overlooks a very low maintenance easy care yardscape with loads of potential. Vacant and move in ready, the home is in a great location. The complex is positioned well within the Humpty Doo community and is only moments from local schools, day-cares and shops. Surrounded with leafy tropical gardens and wide central driveway with off street guest parking banks dotted throughout, each home is private and well maintained. Around the Suburb: 2 mins through to the Humpty Doo Day Care and nearby to schools and senior campus Coolalinga shopping centre is also nearby with speciality shops and major retailers Walk to the tavern for an easy midweek meal, the kids can ride or walk to school Local creeks and finishing spots in the wet season, ask another local for the best spots