

35 Kakadu Parade, Gunn, NT 0832

CENTRAL

Sold House

Monday, 14 August 2023

35 Kakadu Parade, Gunn, NT 0832

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



Daniel Harris
0889433000



Ursula Watson
0411083907

\$430,000

For all property information, please text 35KAK to 0472 880 252 Great Value, Great Features, Great Location. All offers welcome. 35 Kakadu is the perfect low maintenance property that ticks all the boxes with modern house, pool and shed! Investors can enjoy good rental returns with healthy capital growth potential in a premium neighbourhood and the young family/downsizer can enjoy an amazing home with all the key features one could hope for at an affordable price. The house offers occupants low-maintenance living is at its best in this quality ground-level home that is well presented throughout in contemporary neutral tones. Spacious open-plan living flows into the easy-care paved backyard with a fenced in-ground plunge pool and large shed/workshop, and three light-filled bedrooms provide plenty of space. You'll also love this popular blue chip location that's just moments to beautiful Sanctuary Lakes Park, schools and major shopping centres in neighbouring Palmerston. Key features: Open-plan living/dining with stylish glass double doors opening to terrace Single carport with gated drive-through access to large garage/workshop Paved terrace with shade sail, fenced plunge pool and large workshop Generous kitchen with long breakfast bar and s/steel under-bench oven Family-sized main bathroom features a separate bath and shower Twin walk-in robe plus modern ensuite to large master bedroom Built-in robe to second bedroom; third bedroom suits use as a study Internal laundry with separate toilet and external access to carport Quality, low-maintenance floor tiles throughout for fresh modern living Split-system air conditioning throughout ensures your year-round comfort Blokes will love their own man cave garage space with drive through Premium lifestyle location with quality neighbours and growth potential The home has been well maintained, renovated with no work to do. Savvy Investors will note the home's huge potential as a low-maintenance rental. Enter via the integrated front porch and into a central hallway where you'll find all three bedrooms and the main bathroom located at the front of the home. The spacious, light-filled master bedroom overlooks the front garden and features a twin walk-in robe plus a separate ensuite in modern white. There is a built-in robe to the second bedroom, and the second and third bedrooms share the well-presented main bathroom that features a separate bath and shower. The entry hall continues past the well-equipped laundry, separate toilet and built-in linen cupboard and flows into the spacious open-plan living/dining area at rear. You'll love the quality adjoining kitchen that adds a stylish touch to the space with timber-look modern cabinetry, plus a large breakfast bar and an under-bench stainless steel oven. Contemporary glass double doors connect the living/dining area onto the lovely low-maintenance paved terrace that overlooks the fenced, in-ground plunge pool. A large freestanding workshop is ideal for your passion project or the busy tradie, and the single side carport features gated drive-through access to the workshop for additional secure parking. This quality low-maintenance home will be popular with owner/occupiers and investors alike. Be first in line to see it and organise your inspection today. Offered with a lease in place until May 2023. For investors we have amazing tenants that would love to extend the lease. For owner occupiers there is the option of vacant possession in May. Council Rates: \$1,767 per annum (approx.) Date Built: 2001 Area Under Title: 403 square metres Zoning Information: LR (Low Density Residential) Status: Tenanted. Lease expiry 31/05/2023 Rental Estimate: \$550 per week Swimming Pool: Compliant to Modified Australian Standard Easements as per title: None found