

**36 Baldwin Drive, Woodroffe, NT 0830**

**CENTRAL**

**Sold House**

Monday, 6 November 2023

36 Baldwin Drive, Woodroffe, NT 0830

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Andrew Lamberton  
0889433014

**\$535,000**

Text 36BAL to 0488 810 057 for all property information. Designed with the family in mind, this solid brick home is located on a good sized block of land with secure entry via electronic gates and parking for at least two with a screen of tropical gardens across the face with towering shady palms and huge areas of open lawns – move in ready with a long list of perks, this is a must see property. Inside the yard there are plenty of lawns for the kids and pets to explore along with easy care tropical gardens. Behind the carport is gated entry to the backyard with a workshop shed that has 2 roller doors - great for the boat or trailer. Inside the home is a spacious open plan living and dining area with tiled flooring and A/C along with shutters to create a cosy interior. The kitchen has been renovated with a fresh outlook that includes wrap around counters and plenty of built in storage space and prep areas to work from. Of the four bedrooms, the master is of course the largest with an ensuite and walk in robes along with a sliding door to the side of the home. Each of the remaining three bedrooms includes a built in robe and AC with carpeted flooring underfoot. The main bathroom is sleek and modern with a free standing bath tub and a shower along with a floating vanity that includes storage. The laundry room sits adjacent with plenty of built in storage space and access to the side of the home. For effortless entertaining there is a verandah that runs the full length of the home offering views over the side yard and is gated with a feature fence that adds in an additional layer of privacy. The kids will enjoy the backyard with an in ground swimming pool that has secure fencing and easy care tropical gardens. This home is chic and move in ready perfect for the home makers and the investors alike. Within the neighboring suburb there is a swimming pool and community tennis courts along with a senior campus and beyond this there are both public and private schooling options. Nearby is the Marlow Lagoon Dog Park and community parklands along with the Durack Golf Course and so much more. The home is under 5 minutes from the Palmerston CBD. • Electronic gated entry at street level with side carport parking space • Inside is an open plan living and dining areas • Tiled flooring throughout the living areas with AC for comfort • Kitchen is sleek and new with a great layout and plenty of storage space • Master bedroom suite with ensuite bathroom and walk in robes • Bedrooms 2 3 and 4 all include a built in robes and carpeted flooring • Main bathroom has a gorgeous free standing bath tub and shower • Internal laundry room with linen press and access to the verandah • Verandah runs down the side of the home with a pergola entertaining areas • 6x6 double roller door workshop shed with PA entrance • In ground swimming pool with tropical garden surrounds and secure fencing • Secondary parking ideal for the boat or trailer • Fenced in backyard with secure fencing • Private side entertaining area is a great place for entertaining Around the Suburb: • Walk to community parklands and play areas for the kids • Ride your bike with the kids to public and private school options • Pop up to the Palmerston Golf Course meals • Palmerston CBD for shopping and news agency • Spend your free time at the Palmerston Water Park or Skate Park • Take a stroll along the lakes in Gunn or Durack • Activities and markets for the family in the Quarter Council Rates: Approx. \$1854 per annum Area Under Title: 960 square metres Year Built: 1993 Zoning: LR (Low Density Residential) Pool Status: Compliant to Non-standard Safety Provision Status: Vacant Possession Vendors Conveyancer: Lawlab Conveyancing Settlement period: 45 Days Deposit: 10% or variation on request