

# 37/69 Boulter Road, Berrimah, NT 0828



## Sold House

Monday, 14 August 2023

37/69 Boulter Road, Berrimah, NT 0828

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 226 m2**

**Type: House**



Mick Smith

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**\$399,000**

And it's close to Schools & Fishin' too! What about a stylish, modern abode with virtually all the benefits of a great family home but has a low entry price and an easy maintenance factor too! There's also heaps of out-door space with its own private Courtyard that's directly connected to a big, family friendly park with lots of amenities for the kids and adults too. This is a very private duplex style home, set in the family-friendly community of the Eden Gardens Residential Estate. Centrally located between Darwin and Palmerston, the estate is perfectly positioned near schools, major shopping precincts and rural destinations for family outings, or fishing. The home has beautiful appointments throughout such as quality stone benchtops, stylish & contemporary appointments like the ensuite with frameless shower screen, floor to ceiling tiles. All bedrooms are big and there's a great sense of space & privacy throughout the home. The many other features include:- Beautifully appointed 3 bedroom 2 bathroom home- Lovely Courtyard with private gate to big family park that has a playground for kids & BBQ pavilion for family gatherings- Stylish Chef's kitchen, stone island bench, quality appliances- Big windows, lots of natural light, breezes & space- Split system air-conditioning throughout- Three large bedrooms with built in robes- Ensuite with a frameless shower screen & floor to ceiling tiles- Extra-large main bathroom- Quality, stylish tiling through-out- Three car parking, undercover for two- Courtyard has high private fence.- Many nearby schools including the prestigious Marrara Christian & Haileybury Rendall Colleges- Childcare & major shopping centres just minutes away- Easy access to the East Arm Boat Ramp- Excellent central location, lots of privacy & security- Low maintenance family home with easy entry price Council Rates: \$1,302 p/a (approx) Body Corporate: \$4,826 p/a (approx) On Title: 226sqm Year Built: 2014