

**37 Flametree Circuit, Rosebery, NT 0832**



**House For Sale**

Tuesday, 23 January 2024

37 Flametree Circuit, Rosebery, NT 0832

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

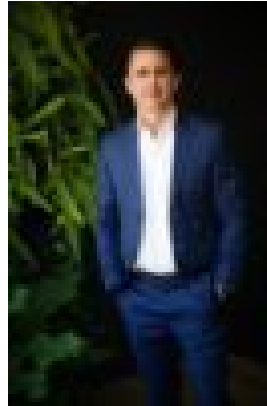
**Area: 418 m2**

**Type: House**



Demi Williams

0417866821



Matt Englund

0404507208

**\$515,000**

Showcasing contemporary charm, warm colour tones & polished character, this timeless family home boasts pleasure in simplicity & ticks all the boxes for a first home buyer or the astute investor. Designed with warmth and everyday function in mind, this property has a lux, modern vibe, thoughtfully designed to maximise space without compromising on comfort. Dark features and colours throughout create a moody, sophisticated ambiance, highlighting the quality and craftsmanship that define the home. From well-kept interiors & thoughtful upgrades, to a quiet yet central location - this home represents value for money in today's market & is sure to sell fast. Boasting pleasure in simplicity, there's nothing left to do except move straight in & begin a relaxed, low-maintenance lifestyle. - Full installation of 6.615Kw PV system (21 x REC Npeak) - Main bedroom includes 3 sets of louveres along with an ensuite & walk-in robe - Practical kitchen with island bench & dishwasher - Dual parking garage hosts the laundry with direct outdoor access through glass doors - Verandah positioned in a prime spot - no side neighbours! - Presenting as new, in very good condition In the current market, this home is an exceptionally affordable opportunity, embracing the perfect blend of modern elegance, natural surroundings, and a tidy, well-kept community. For more information or to arrange an inspection, please contact Demi on 0448 951 305 or Matt on 0417 866 821. Year Built: 2014 Area Under Title: 418m<sup>2</sup> Status: Vacant Possession Rental Estimate in the Current Market: \$600 - \$630 per week Easements: Electricity supply Easement to Power and Water Authority Council Rates: Approx. \$1,350 per annum Settlement Period: 30 days from the date of contract (discuss alternative with agent) Deposit: \$10,000 Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions.