

**38 Kirra Crescent, Batchelor, NT 0845**



**House For Sale**

Saturday, 17 February 2024

38 Kirra Crescent, Batchelor, NT 0845

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Elva Pearce  
0408894886



Gabby Sawyer

## **Offers over \$210,000 will be considered**

Perfect as a family home, single occupant or a great rental opportunity – this solid home is positioned on a large 1000 SQM block of land in the Batchelor township – the gateway to Litchfield National Park and only moments from schools and the local tavern for a great community vibe. The home has gated entry at street level with a side carport parking bay for 1 and room for the boat, mower and everything else within the shady backyard. The front of the home is easy care with some tropical gardens and towering shade trees along with a walkway to the front entry. Inside the home is an open plan living, dining and kitchen area with hard wearing vinyl flooring underfoot and A/C as well. The kitchen has a peninsula bench along with plenty of built in storage space and prep areas to work from. Both bedrooms have a large sliding window while the master bedroom has a built-in robe and two-way access to the bathroom with a shower and toilet room. The vanity and laundry amenities are in the next space. A great flow for the family dynamics or the single to use as an ensuite. Outside there is verandah across the back of the home that overlooks the gardens and towering shade trees that keep this property cool throughout the day. Located a 5-minute walk to the local tavern for a great night out or a cheeky pub meal, there are community amenities nearby including parklands with play areas for the kids, schools and more. Being the gateway to Litchfield means you can pop down to Buely Rockhole's or Florence Falls for a swim or hang out with some new faces for a chat as the tourists' flood through this otherwise sleepy town. Rates: \$428.00 approx. per quarter  
Local Government Area: Coomalie Shire  
Zoned: LR (Low Density Living)