

**4/16 Pater Street, Humpty Doo, NT 0836**

**CENTRAL**

**Sold Apartment**

Monday, 14 August 2023

4/16 Pater Street, Humpty Doo, NT 0836

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



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**\$367,500**

Located in a quiet complex setting of only 8 homes and positioned at the rear with a tropical screen of flourishing gardens across its face, this tidy 3 bedroom property is perfect for the home markers and the investors alike. At the front is carport parking for 2 with room for a 3rd as well as gated entry to the side of the home. Inside is a large free flooring family room with sky high ceilings and tiled flooring along with semi enclosed widows at either end that frame the garden views. French doors lead through to a secondary family room with dining room adjacent to the kitchen with its wrap around counters and ample bench space to work from plus pantry as well. 3 bedrooms are all well sized and 2 include a robe while the rear facing master suit is complimented with an ensuite and walk in robe. There is a main bathroom with two way access. Outside is a sheltered and cool verandah for easy entertaining along with a laundry room with built in storage space. Tropical gardens in full bloom wrap around the back and sides of the home offering a tranquil outdoor space for easy entertaining options. Located only a short walk through to the Village Green parklands with play areas for the kids and a skate park as well as schools for the kids of any age. The home is nearby to shops and a local tavern and only 10 minutes from Coolalinga with major retails and weekend markets at Freds Pass.

- 3 bedroom home in small complex setting
- Dual carport parking at the front with room for trailer
- Side gated entry to the side yard
- Gardens flourishing around the home
- Tranquil rear courtyard setting with sheltered verandah
- Laundry room has linen storage built in
- Large open living room with high ceilings and tiled flooring
- French doors through to secondary living room
- Dining room adjacent the kitchen
- Kitchen has warp around counters with pantry
- Master bedroom suite with walk in robe and ensuite bathroom
- 2 more bedrooms each with a robe and ac
- Main bathroom has two way access and shower

Council Rates: Approx. \$1340 per year. Area Under Title: 329 sqm Zoning: LMR (Low-Medium Density Residential) Status: Vacant Possession Body Corporate: Castle Real Estate Body Corporate Levies: Approx. \$4,092 per annum Settlement period: 45 days Deposit: 10% or variation on request Easements as per title: None found