

# 4 Brook Crt, Zuccoli, NT 0832



## House For Sale

Sunday, 21 April 2024

4 Brook Crt, Zuccoli, NT 0832

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 559 m2

Type: House



No Agent Property NT  
1300594794

**\$619,000**

Phone enquiries - please quote property ID 33709. Currently presented as an attractive "luxury Airbnb" rental where the seller enjoys extremely attractive returns, this rental can be passed onto the new owner, otherwise vacant possession can be offered on settlement. With 5-star reviews and super host status. There's plenty of potential for a greater return or to keep as is and enjoy. Key Details: Council Rates: \$1,853 Per Annum (Approximately) Easements: None Found House Area: 169m<sup>2</sup> Land Area: 559m<sup>2</sup> Pool: No Property Status: Vacant Possession at Settlement Rental Estimate: \$650-\$700 per week (Approximately) Solar Panels: Yes Year Built: 2015 Zoning: LMR (Low-Medium Density Residential) Absolutely perfect for the homemaker and the investors alike, this property is positioned in a quiet court setting with only local traffic passing and is close by to parklands with play areas for the kids and an easy walk through to bus routes and over to maccas for a cheeky coffee on the way to work. At street level this home presents with the WOW factor boasting sky high roofline and established gardens to screen the frontage, there is dual garage parking with sealed flooring and the laundry amenities hosted within, plus driveway parking for 2 more. The front door opens into a long hallway that leads all the way to the back of the home with a free-flowing living room, dining room and kitchen that open via sliding doors to the rear verandah. The living room has a feature wall for that modern touch and effortlessly opens to the outdoors allowing in the gentle breezes and framing the lawns and easy care garden views. Outside is perfect for easy entertaining or playing with the dog, the green thumb will revel in creating an oasis. Back inside, the dining room resides adjacent to the kitchen with banks of built in storage in dark modern tones with a pop of colour on the splash back. This kitchen has an island bench along with appliance cupboard and pantry, overhead storage and stainless steel appliances including a dishwasher as well, round off this chef inspired kitchen space. The master bedroom is front facing with tropical gardens framed in the banks of louvered windows and includes an ensuite bathroom and walk in robe as well. Bedrooms 2 and 3 both include robes and A/C. The main bathroom has a bath tub and shower with a central vanity and separate toilet. If location is everything then this home has it all - located walking distance from local parks with play areas for the kids, walking paths to explore surrounded with lush landscapes and a community vibe with local markets and events held at the IGA complex throughout the year. Reasons to buy:

- Established residential area nearby to parklands and play areas for the kids
- Walking paths wind throughout this leafy suburban setting
- Dual garage parking with the laundry amenities hosted within
- Parking for extra in the driveway surrounded with lush gardens
- Front facing master bedroom suite with ensuite and walk in robe
- 2 additional bedrooms each with a built in robe and tiled flooring
- Kitchen has pop of colour on the splash back contrasting off the dark cabinetry
- Island bench, stainless steel appliances, appliance cupboard and overhead storage in the kitchen
- Free flowing living and dining areas are separate and defined
- Sliding doors from the living room through to the verandah
- Easy care backyard with some tropical gardens and wide open lawns
- Down the side of the home is a clothes line and extra space for gardens or storage
- Move in ready home perfect for the home maker and the investors alike

Around the Suburb:

- Ride to a local parks with play areas for the kids
- Primary Schools in Zuccoli are highly sought after, public and private options
- Tavern at Bellamack with kids play area, weekend freak shakes at the Fresh Point Café
- Nearby to major retailers, employment options and takeaway meals
- 3 minutes from the Palmerston CBD, markets throughout the Dry Season
- Local IGA and shops that host markets, food stalls and more
- Active community setting in a master planned suburban setting

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