

**4 Cosmo Court, Rosebery, NT 0832**

**CENTRAL**

**House For Sale**

Wednesday, 10 January 2024

4 Cosmo Court, Rosebery, NT 0832

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Andrew Lamberton

**\$450,000**

Text 4COS to 0488 810 057 for all property information. Tucked away in a quiet court setting with only local traffic passing and a community playground at the end of the court, this unique property backs onto a green belt and has walking paths through to the local gym and the fish and chip shop. What makes this home unique and will make it stand out for the first home buyers and the investors is its two-bedroom design – like an apartment without the noisy neighbours or shared amenities!!! The home has gated entry and side carport parking with a secondary bay sheltered under a shady canopy. The front gardens are gorgeous with towering palm trees shading the tropical undergrowth. The front door opens into a spacious supersized living and dining area with tiled flooring and large light filled windows that frame the garden views. The kitchen has wrap around counters with a servery to the living room and views over the sink of the gardens and plunge pool. Sliding doors from the dining room lead through to the outdoor entertaining areas with an extended verandah and paved outdoor dining space to enjoy overlooking the plunge pool and tropical oasis. Tucked into the back corner are twin garden sheds, a genuine His and Hers, for great storage solutions. Each of the two bedrooms is complimented with a built in robe and A/C as well as garden views. The bathroom has a shower and vanity with built in storage space. • Rare find – apartment living without the noisy neighbours • Ideal for the home maker and first home buyers • Gated entry and side carport parking, second bay under a shady canopy • Front gardens are stunning under towering palms with tropical undergrowth • Formal front entry to the home opening into the expansive living room • Dining room has a sliding door to the outdoor entertaining areas • Kitchen offers wrap around counters with plenty of storage space • Extended verandah roofline and paved outdoor entertaining areas • 2 bedrooms each with a built in robe and A/C • Bathroom has a shower and vanity with storage space • Gardens are lush and really make this home pop • Twin garden sheds for the tools and potting supplies Walk to nearby parklands with play areas for the kids, ride your bike with the kids to public and private school options or pop up to the Palmerston shops. Spend your free time at the Palmerston Water Park or Skate Park or take a stroll along the lakes looking for turtles and fish – Palmerston is a thriving suburban setting for the family with loads of activities throughout the year in the quarter, Friday night markets and more. Council Rates: Approx. \$1,412 per annum Area Under Title: 800 square metres Year Built: 1996 Zoning: LR (Low Density Residential) Pool Status: Compliant to Non-standard Safety Provision Status: Vacant Possession Rental Estimate: Vendors Conveyancer: Story + Associates Building Report: Available on Webbook Pest Report: Available on Webbook Settlement period: 45 Days Deposit: 10% or variation on request Easements as per title: Electricity supply Easement to Power and Water Authority and Sewerage Easement to Power and Water Authority