

40 Melastoma Drive, Moulden, NT 0830

CENTRAL

Sold House

Monday, 14 August 2023

40 Melastoma Drive, Moulden, NT 0830

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Tom Kiem

0889433027

\$335,000

Perfect opportunity to own your own home! This spacious solid brick home offers great potential. Well positioned on approximately 833m² with so much scope to expand and yard to enjoy, you simply can't go wrong! Featuring three generous sized bedrooms off the main hallway, all boasting cool tiled floors and split-system air-conditioning. With the light-filled open-plan living, dining and kitchen area making the perfect space for relaxing with the family. The kitchen is truly the central hub of any home – and budding chefs will be in their element. With a large 900mm gas stove and loads of bench space you'll be cooking up a storm in no time. For the entertainers, there's a perfect outdoor entertaining area just waiting for your BBQ skills. Sheltered by a high corrugated iron roof and completed with lights, fans and a separate toilet. Looking out over the back yard it is like a blank canvas with a small garden shed to one side and backing onto Livistona Park you don't need to stare at any neighbours and you have the opportunity to add your own personal touch to the garden. Just a short bike down the road to Palmerston Sporting Complex so you can enjoy tennis courts or a swim in the pool while you're waiting for your own to be built! Around the corner from there are multiple top-class schools including Good Shepherd Lutheran College, Sacred Heart Primary School and Palmerston College.

Fast Facts:

- Three Spacious bedrooms with walk-in robe to master
- Split-system air conditioning throughout
- Central bathroom with skylight and separate W/C
- Internal laundry with room for a spare fridge or freezer
- Wrap around kitchen featuring gas cooking and breakfast counter
- Large open plan living and dining area with leafy outlook
- Additional washroom to outdoor entertaining area
- Property backs onto Livistona Park and walking trails
- Close to Palmerston Sporting complex – swimming and tennis
- Walking distance to Palmerston College, Good Shepherd and Sacred Heart Primary.
- Great value with large block and a solid home – don't miss this great opportunity

Council Rates: Approx. \$1770 per annum
Area Under Title: 883 sqm
Zoning: LR (Low Density Residential)
Status: Tenanted to 23/9/2022
Vendors Conveyancer: Tschirpzig
Settlement period: 45 days
Deposit: 10% or variation on request
Easements as per title: None Found