

**42 Baldwin Drive, Woodroffe, NT 0830**

**CENTRAL**

**House For Sale**

Monday, 14 August 2023

42 Baldwin Drive, Woodroffe, NT 0830

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Andrew Lamberton  
0889433014

**\$410,000**

Offering a massive lifestyle opportunity to the savvy home maker – 42 Baldwin Drive is a great value for money property only moments from the heart of the Palmerston CBD. Set behind secure gated entry with side carport parking for 2 and room for the boat or trailer as well, there home has a garden shed for the bikes and tools along with verandahs front and back overlooking established native gardens where the bird frolic in the flowers and tropical gardens that will fill your vases year round with colour. Inside the home is an open plan living and dining area with tiled flooring and A/C along with sliding doors either side leading back to the verandahs. The kitchen has wrap around counters with a pantry and breakfast bar seating as well as a door from the dining room adjacent to the verandahs making for seamless entertaining options. The three bedrooms offer carpeted flooring along with a built in robe and A/C, the bathroom has all the basics covered with a large shower and corner vanity with storage and a sep toilet and a hallway linen closet. On the back verandah are the laundry amenities, there is a second side shed with a flowering frangipani tree. An in ground swimming pool has secure tall fencing to keep the little people safe plus tropical gardens and shade trees around it plus there is a huge backyard for the kids or pets to play. Within the neighbouring suburb there is a swimming pool and community tennis courts along with a senior campus and beyond this there are both public and private schooling options. Nearby is the Marlow Lagoon Dog Park and community parklands along with the Durack Golf Course and so much more. The home is under 5 minutes from the Palmerston CBD. Features to love:

- Gated entry at street level with secure fenced perimeters
- Dual covered carport parking at the front of the home plus room for the boat
- Verandahs span the front and back of the home
- 3 bedrooms with carpeted flooring and A/C
- Open plan living and dining areas have tiled flooring underfoot
- Kitchen offers wrap around counters with a pantry
- Laundry is hosted on the back verandah
- In ground swimming pool with paved entertaining areas
- Large grassy backyard with room for the kids to play
- Twin garden sheds for the tools and bikes to be storage
- Shed over the pool pump as well
- Bathroom is modern with a large shower and corner vanity

Council Rates: Approx. \$1737 per annum  
Area Under Title: 959 sqm  
Year Built: 1992  
Zoning: LR (Low Density Residential)  
Pool Status: Pool Present - Notified as compliant to the Community Safety Standard  
Status: Leased at \$550 per week until 18/01/24  
Vendors Conveyancer: Lawlab  
Building Report: Available on webook  
Pest Report: Available on webook  
Settlement period: 45 Days  
Deposit: 10% or variation on request  
Easements as per title: Sewerage Easement to Power and Water Authority