

**43 Sibbald Crescent, Woodroffe, NT 0830**



**House For Sale**

Monday, 22 April 2024

43 Sibbald Crescent, Woodroffe, NT 0830

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 880 m2**

**Type: House**



Korgan Hucent  
0889867131



Alison Lamb  
0467629007

**\$430,000**

Set on an oversized block featuring dual gated access up front, this neat three-bedder creates a fabulous opportunity for homebuyers, investors and flippers searching for a fixer-upper brimming with potential. • Ground-level three-bedroom home set on very generous 880sqm block • Well-planned floorplan offsets neutral tones with exposed brick • Huge tiled open-plan offers great versatility enhanced by bright, airy feel • Kitchen features open footprint and plentiful counter and cabinet space • All three bedrooms sit neatly off the hallway of the home, away from living space • Larger master with ensuite, joined by two further good-sized bedrooms • Functional ensuite, and main bathroom with shower-over-bath and separate WC • Large internal laundry offers access to yard via single carport at front • Expansive rear verandah with sliding door access from the living reveals heaps of potential for alfresco entertaining • Spacious backyard with garden shed, fully fenced property with dual front gates

Creating the perfect project on an impressively sized block, this property is primed and ready for the right buyer to come along and raise it to its full potential. Stepping inside, you find a practical floorplan with a focus on effortless, low maintenance living. As is, the interior features neutral tones and exposed brick, with plentiful natural light enhancing its easy sense of space. At the hub of the home, versatile open-plan living is generously proportioned, overlooked by a tidy kitchen featuring an appropriately spacious footprint. Then down the hall to the three bedrooms, made up of a larger master with ensuite, and two additional bedrooms, serviced by the main bathroom. Completing the interior is split-system AC throughout and an internal laundry, which also offers access to the yard. Set out in a drive-through design, the carport is joined by two driveways, which offer great off-street parking within the fully fenced block. Bordered by established greenery, the large grassy yard is a major drawcard, offering buyers the opportunity to extend and add value now or later, by adding a pool or perhaps a studio (STCA). In terms of outdoor space, the expansive rear verandah is also packed with potential, adding to the appealing bones of this gem of a property. Moments from local shops and Bakewell Shopping Centre, the property also puts schools and essential services all within easy reach. Meanwhile, Palmerston CBD's shopping and dining hub is just a few minutes away by car. Come and see it for yourself and see where your imagination could take you!

Status: Vacant possession  
Rental estimate: \$500 per week approximately  
Year built: 1994 approximately  
Area under Title: 880sqm approximately  
Easements: Sewerage Easement to Power and Water Authority  
City of Palmerston Council Rates: \$1860 per annum approximately  
Zoning: LR (Low Density Residential)