

# 44 Ah Mat, Woolner, NT 0820



## Sold House

Monday, 14 August 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 663 m2**

**Type: House**



Andrea Moriarty  
0889453340

**\$680,000**

The perfect investment or your next new home Tucked away with established gardens. Enjoy modern living in a fully furnished home, whilst also just 1.5 km from the centre of Darwin's CBD. Perfect for those working close to the city, while also providing a fantastic location that's central to other suburbs. The home is close to town, but is in a quiet area.\* Three generous sized bedrooms all with BIR's (master bedroom with spacious walk in robe)\* Tiles in the living areas and soft carpet underfoot in the bedrooms \* Ensuite to master bedroom\* Beautifully designed large kitchen with quality appliances and heaps and heaps of bench space\* Spacious outdoor patio area for entertaining\* Internal laundry with linen cupboard\* Double lockup garage\* Seven schools within 3km\* Air-conditioned throughout\* Smartly landscaped gardens with full reticulation providing low maintenance all year round. A huge yard and a double gate means you can store the boat or caravan securely. Darwin CBD, Waterfront Precinct, Mindil Beach and Gardens Golf Course and Tennis Complex, Botanic Gardens all within a few km. Property has a lease in place until January 2024 at \$750 per week. Home was built in 2010 Rates \$2340 pa in 2023 To view the property please call Andrea 0413787188