

**44 Cummings Street, Braitling, NT 0870**



**Sold House**

Saturday, 12 August 2023

44 Cummings Street, Braitling, NT 0870

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 813 m2**

**Type: House**



Marion Burton  
0889551000

**\$410,000**

This has been a much-loved home for decades and is now available for another family to enjoy just as much. The carpeted lounge is separate, and the kitchen/dining areas are tiled. The kitchen has ample cupboards including overheads and a great breakfast bench. Gas cooking and a double sink overlooking the yard complete the picture. The laundry and separate toilet are off the hallway central to the rest of the home. All three bedrooms are carpeted with the master being very generous in size. The bright bathroom was renovated in 2020. It is tiled to the ceiling and includes a separate shower, bath, and vanity. There are two entries with crimsafe doors. All the small windows have crimsafe and the large windows for the living, dining and bedrooms all have automatic roller shutters perfect for shift workers. The backyard has so much potential. To get you started there are some great shade sails for vege gardens. Let's not forget the fruit trees too. There is mulberry, tangelo, two mandarins, and fig. There is also a garden shed at the back. The paved entertainment area is the full length of the house. The yard is fully fenced with front gates. The concrete driveway leads to a drive-through undercover carport with shade cloth on the western side. Dividing the yard into two is another set of gates at the back of the carport providing easy access to the backyard. If you've been looking for a home, then this is the one to come home to. Call Marion now to arrange your private inspection. By appointment only! Lot No: 3808 Area Under Title: 813m<sup>2</sup> Easements: Sewerage Council Rates: \$2032.96