

44 Larrakia Rd, Rosebery, NT 0832



House For Sale

Saturday, 13 April 2024

44 Larrakia Rd, Rosebery, NT 0832

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 809 m2

Type: House



Nick Mousellis
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UNDER CONTRACT

FOR ALL PROPERTY INFORMATION, please copy and paste the code below to your preferred web browser. <https://vltre.co/qDArs> Key Details: Council Rates: \$1971.81. Per Annum (Approximately) Easements: Drainage Easement to City of Palmerston House Area: 264m² Land Area: 809m² Pool: No Property Status: Vacant Possession at Settlement Rental Estimate: \$770 - \$830 Per Week (Approximately) Sellers Conveyancing Agent: Bespoke Conveyancing Solar Panels: No Year Built: 2007 Zoning: LR (Low Density Residential) Ticking all the boxes for the savvy home maker, this larger than life property has all your lifestyle aspects accounted for - and it's vacant with a move in ready approach. Set back from the street with a grassy front lawn where the kids swings can go, there is a dual garage parking bay with storage space for the kids bikes plus side gated entry for the boat or camper trailer to be parked up securely. At the front of the home is a formal front porch that leads through to the foyer with a front facing master bedroom suite basking in the afternoon sunlight. This room is outfitted with an ensuite bathroom with twin vanity plus a large walk in robe. Central to the home is a supersized free flowing living, dining and kitchen area all with tiled flooring and split A/C along with banks of sliding windows and doors to let in the natural light and gentle parkland breezes. The kitchen sits centrally to break up the space and offers a U shaped design with wrap around counters and overhead storage space along with a view over both the living and dining areas - great for the family on the go. Down the hallway there are three bedrooms each with a built in robe and tiled flooring along with A/C and garden views framed in the windows. The main bathroom hosts a bath tub and shower with a vanity that has storage plus a sep toilet. The laundry room has linen storage space and access to the side of the home as well. Outside the home has not one but two verandahs that offer plenty of entertaining spaces to enjoy. The back verandah overlooks the gardens and yard space where there are established gardens and open lawns with an easement along the back fence line. The side verandah is off the dining room allowing for outdoor entertaining or a quiet morning cuppa. Walk to nearby parklands with play areas for the kids, ride your bike with the kids to public and private school options or pop up to the Palmerston shops. Spend your free time at the Palmerston Water Park or Skate Park or take a stroll along the lakes looking for turtles and fish - Palmerston is a thriving suburban setting for the family with loads of activities throughout the year in the quarter, Friday night markets and more. Reasons To Buy:

- Sun filled front master bedroom suite with ensuite and walk in robe
- Ensuite has twin vanity and a large shower
- Separate W/C for guest use off of the living areas
- Garage parking for two with storage space for the bikes and tools plus side access
- Large living areas with a central kitchen to separate living and dining
- Enormous free flowing living areas designed for the busy family dynamics
- Living room has twin windows to let in the light and sliding doors to the verandah
- Dining room has sliding doors to a patio sitting area
- Central kitchen has U shaped design with wrap around counters
- Overhead storage space and plenty of prep areas in this family sized kitchen
- Down the hallway are three additional bedrooms each with a robe and A/C
- Main bathroom hosts a bath tub and shower with a vanity that has storage space
- Internal laundry room with linen press storage space and access to the side of the home
- Back verandah overlooks the gardens and lawn areas with an easement across the backside
- Easy care tropical gardens and lawns around the home for easy maintenance

Around the Suburb:

- Walk to community parklands and play areas for the kids
- Ride your bike with the kids to public and private school options
- Pop up to the Palmerston shops for meals, shopping and news agency
- Spend your free time at the Palmerston Water Park or Skate Park
- Take a stroll along the Durack Lakes or Golf Course
- Entertainment throughout the year at the Palmerston Quarter
- Rosebery has a footy oval and plenty of community events as well