

# 45 Coolibah Circuit, Katherine, NT 0850

## House For Sale

Wednesday, 31 January 2024

45 Coolibah Circuit, Katherine, NT 0850

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 850 m2

Type: House



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## Offers Over \$565,000

Discover the epitome of family living in this meticulously maintained home with the added convenience of a self-contained granny flat downstairs. Offering a perfect blend of comfort, space and modern living, this home is an ideal haven for families looking for their forever home. Freshly painted and upgrades throughout the interiors are light and bright! All the hard work already done, this home is ready to move in and create lasting memories.

**Upstairs Bedrooms:** Three spacious bedrooms with built-in robes provide ample storage space, catering to the needs of a growing family.

**Living Area:** The open-plan living area, bathed in natural light, offers a welcoming space for family gatherings and everyday activities. The views from all windows add to the overall appeal.

**Kitchen:** The contemporary kitchen with gas cooking, ample cupboard and bench space is not only stylish but also functional, making meal preparation a pleasure.

**Bathroom:** The modern bathroom, complete with both bath and shower, adds a touch of luxury and convenience to daily life. The separate W/C is an additional practical feature.

**Storage:** The large hallway linen cupboard ensures that storage needs are well taken care of.

**Energy Efficiency: Solar Power System:** The 7kW solar power system reflects a commitment to sustainability and cost-efficiency, providing an environmentally friendly energy solution.

**Outdoor Living: Alfresco Balcony:** The large undercover alfresco balcony extends the living space outdoors, providing an ideal setting for relaxation and entertainment.

**Landscaping:** The expansive, landscaped front and back garden with manicured lawns, enhances the overall aesthetic appeal and offers a serene environment.

**Comfort and Convenience: Air Conditioning:** Tiled living areas and split system air-conditioning throughout the home ensure comfort in all seasons.

**Security Features:** Crim mesh on main windows and external doors and new block out curtains on all windows provide security and privacy.

**Downstairs (Granny Flat) Self-Contained Granny Flat:** The presence of a fully equipped granny flat downstairs adds versatility to the property, catering to multi-generational living or providing additional rental income.

**Kitchen and Living Area:** The fresh new kitchen in neutral tones, open plan living, and air-conditioning in both the bedroom and living area contribute to the overall comfort and style.

**Store-Room:** Spacious storeroom that could also be turned into a second bedroom for the granny flat.

**Workshop Space:** Large shed with single-phase power for storage and workshop needs, showcasing the property's functionality.

This home embodies the perfect fusion of style, convenience, and tranquility. Don't miss the opportunity to make this beautiful family home yours.\*Approximately