

**45 Sibbald Crescent, Woodroffe, NT 0830**

**CENTRAL**

**Sold House**

Thursday, 24 August 2023

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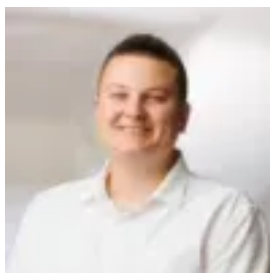
**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 4**

**Area: 823 m2**

**Type: House**



Ryan Rowsell

0889433000

**\$540,000**

For property reports and more information, text 45SIB to 0472 880 252. Break free of the hustle of the everyday and come home to absolute tranquillity with this towering elevated home surrounded with lush tropical gardens, cool blue waters of the swimming pool and gorgeous under home entertaining areas encased with tropical foliage and strong resort vibes. Yes please. This home has electronic gated entry at street level with tropical gardens screening the home from the street. Under the home is parking for at least two plus there is a storage shed and the laundry amenities here as well as a full 3rd bathroom. Overlooking the sloping backyard with tropical gardens and loads of lawns, the under home entertaining areas are sheltered and cool with a gentle breeze. Within the back yard is a gorgeous in ground swimming pool with shade sail overhead and of course, more tropical garden surrounds. Upstairs the home has balconies front and back that overlooks the gardens below. Inside is large open plan living and dining area with tiled flooring and A/C throughout. The kitchen hosts wrap around counters with banks of built in storage plus overhead cupboards as well as two way storage into the adjacent dining room. There are three bedrooms all with tiled flooring and A/C. the master bedroom has an ensuite bathroom and sliding door access to the back balcony with pool views. The main bathroom offers a bath tub / shower combo and a free standing vanity. Within the neighbouring suburb there is a swimming pool and community tennis courts along with a senior campus and beyond this there are both public and private schooling options. Nearby is the Marlow Lagoon Dog Park and community parklands along with the Durack Golf Course and so much more. The home is under 5 minutes from the Palmerston CBD. • Towering tropical elevated home on 823m<sup>2</sup> block • Sloping block of land with established tropical gardens • In ground swimming pool with shade sail overhead • Under home entertaining with built in bar and full bathroom • Laundry room and storage room under the home • Parking for at least 2 under the home with electronic gated entry • Balconies over look the front and back yard • Three bedrooms upstairs with tiled flooring and A/C • Master bedroom includes ensuite bathroom and balcony access • Kitchen has two way storage to the dining room adjacent • Overhead storage, pantry and wrap around counters in the kitchen • Large open plan living and dining areas with great flow • Balconies offer a tranquil outdoor space to relax • Tropical gardens will fill your vases year round • Move in ready family home 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 Golf Course meals • Palmerston CBD for shopping and news agency • Spend your free time at the Palmerston Water Park or Skate Park • Take a stroll along the lakes in Gunn or Durack • Activities and markets for the family in the Quarter Council Rates: \$1,853 per annum (approx.) Date Built: 1993 Area Under Title: 823 square metres Zoning Information: LR (Low Density Residential) Status: Vacant possession Building Report: Available on webbook Pest Report: Available on webbook Swimming Pool: Compliant to Non-standard Safety Provision Easements as per title: Sewerage Easement to Power and Water Authority