

46 James Circuit, Woodroffe, NT 0830



Sold House

Saturday, 12 August 2023

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Bedrooms: 3

Bathrooms: 2

Parkings: 4

Type: House



Billy & Nida

\$413,000

Perfect for the home makers or the investors alike, this low maintenance home has move in ready vibes and a long list of perks to excite. A massive corner allotment with dual frontages and double gated entry points that allow plenty of parking for the boat, trailer or the vehicles, this home has fenced in perimeters to keep the little people or the pets safe and easy care tropical gardens with wide open lawns ready for a game of soccer or backyard cricket. Down both sides of the home are verandahs that overlooks the easy care gardens and lawns. Providing a sheltered outdoor entertaining option for the BBQ or a relaxed Sunday basking in the afternoon breezes. Inside the home is a large open plan living and dining area with warm timber look flooring underfoot and split A/C. The kitchen has wrap around counters with a tiled splash back and overhead cupboards along with dishwasher plus pantry. The master bedroom suite includes soft carpeted flooring underfoot along with A/C and a walk in robe plus a modern ensuite bathroom. Bedrooms 2 and 3 both have carpeted flooring and a built in robe along with A/C. The bathroom offers a bath tub and shower with a vanity that has storage built in and across the hall is the laundry room with access to the side of the home. Within the backyard is a garden shed and a full clothes line plus plenty of potential to expand or create an oasis or leave as an easy care design – you decide. Why not put a GRANNY FLAT and increase your rental yields as there is its own separate entry gate. Or if you have a BUS look no further it will definitely fit and suite your situation. Within the neighboring 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. Additional information: Council Rates: \$1,750 per annum (approx.) Year Built: 1996 Area under title: 871sqm Pest Report: Available Building Report: Available Zoning Information: LR (Low Density Residential) Rental Estimate: \$600 to \$650 Per Week Settlement Period: 30 to 60 days or variation upon request Deposit: 10% or variation upon request Easements: NONE Status: Vacant Possession