

49 Kurala Cct, Gunn, NT 0832

for**sale**byowner.com.au

Sold House

Sunday, 13 August 2023

49 Kurala Cct, Gunn, NT 0832

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 640 m2

Type: House



For Sale By Owner NT
0488847018

\$540,000

The Location: Located in arguably the best location in the best suburb in Palmerston, a quiet circuit where kids still play in the street, a minutes walk to the beautiful Sanctuary Lakes. Imagine.. evenings spent fishing at the Lake for tagged barra, kids playing in the gated playground, walking down to get a baked potato for dinner, or churros for dessert from food vans on Saturday nights, or listening to the live music or watching the outdoor movies regularly put on by the council... all at your doorstep. Close to bus stop, Bakewell schools and off-leash dog park and oval, and also within walking distance to shops, pubs, gym etc. The House: Recently renovated with all new paint throughout (inside and out), new flooring, new kitchen benchtops and splashback, new laundry cupboards and splashback and new bathroom vanity. - Generous 640m² allotment - Rooftop Solar system (the inverter is battery ready)- 4 good-sized bedrooms, all with built-in mirror robes.- Modern Galley style kitchen with open plan living/dining- 1 bathroom with separate bath and shower (has 2-way access off main bedroom)- Split system aircons throughout - Large undercover outdoor area (certified extension) with festoon lighting, outdoor TV, kids cubbyhouse and sandpit (can be modified to a chicken hutch/run)- Large backyard with room for a pool- Tropical garden including fruiting banana tree, mulberry tree and pineapples- Fully automatic reticulated garden watering system- Fully enclosed carport offering piece-of-mind for car security- Good sized garden shed (not certified)- Plenty of room to extend house at the rear of the property to add another bedroom/bathroom.- Gas connection under roof in outdoor patio, ready for that outdoor kitchen- All steel construction (walls and roof trusses), uncommon in houses of this era. Making it stronger, and safer against pest damage.- Security screens throughout - Don't spend thousands on pre-purchase reports, they've already been done ☑ Sales Info:- Building Status and building condition report completed: available on request- pest report: available on request- electrical report: available on request- Status: Available from March 2024- Vendors conveyancer: Voek Conveyancing- Rates: approx. \$1750 p/a- preferred settlement: 30 days The Phone Code for this property is: 59821. Please quote this number when phoning or texting. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.