

# 56 Noltenius Circuit, Gray, NT 0830



## Sold House

Monday, 14 August 2023

56 Noltenius Circuit, Gray, NT 0830

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 819 m2

Type: House



Billy & Nida

**\$482,500**

Designed with the family in mind, this property delivers on size and lifestyle with a large 819sqm block of land, loads of gardens and outdoor entertaining areas and not 1 but 2 homes with a rentable option / home office or teen retreat! Set back from the street with gated entry and fenced in perimeters, the home has a single carport parking bay and so does the granny flat. There is of course plenty of parking within the driveway or on the street. Around the front of the property is loads of open lawns with shady gardens for the kids and pets to play on. Inside the main home is a large light filled living room with tiled flooring underfoot and large windows that let in the natural light. A linen press acts as a divider between the living and dining areas to give each their own space. The kitchen offers wrap around counters with timber fronted cabinetry both top and bottom. There are three bedrooms all with tiled flooring and 2 with a built in robe along with large windows. The bathroom has a shower and bath tub plus central vanity and a separate toilet plus the laundry amenities and a linen press is situated here as well. The granny flat offers two bedrooms plus a self contained bathroom and kitchenette with sky high raked roofline and towering feature wall that draws the eye. Opening up onto the front verandah or a side verandah that overlooks the pool – this is a rentable option or a home office or teen retreat. Out the back is an in ground swimming pool with a built in outdoor BBQ area and secure fencing. Within the tropical gardens you'll find a fruiting banana tree as well which the kids will love. 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. COUNCIL RATES: \$1750 APPROX. (PER ANNUM) AREA UNDER TITLE: 819SQM STATUS: VACANT POSSESSION RENTAL ESTIMATE: \$700 - 750 PER WEEK SETTLEMENT PERIOD: 30 TO 60 DAYS OR VARIATION UPON REQUEST DEPOSIT: \$10,000 OR VARIATION UPON REQUEST EASEMENTS ON TITLE: NONE FOUND