

**6 Clifton Court, Anula, NT 0812**

**CENTRAL**

**House For Sale**

Saturday, 4 May 2024

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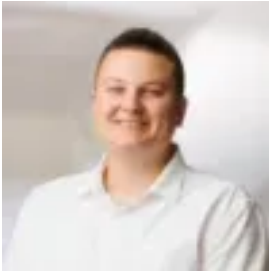
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 809 m2**

**Type: House**



Ryan Rowsell  
0889433000

## Price Guide \$590,000

Text 6CLI to 0472 880 252 for more property information

Neat as a pin and freshly painted throughout, this three-bedroom home keeps things practical and effortless in a convenient location, which is a short walk from the local primary school, playground and nearby shops.

- Neatly presented ground-level home on generous, fully fenced block
- Situated on a quiet cul-de-sac bordered by leafy greenbelt
- Freshly painted interior reveals neutral tones and plentiful natural light
- Tiled floors enhance low maintenance living while keeping interior cool
- Distinct zones through living space, including lounge and dining areas
- Smart kitchen boasts spacious footprint and handy breakfast bar
- Three robed bedrooms group together at the side of the home
- Tidy bathroom features walk-in shower and separate WC
- Single carport adjoins lockup storeroom to keep clutter tidied away
- Gorgeous gardens frame home with colourful blooms and grassy yard

Attracting the attention of homebuyers and investors alike, this lovely three-bedder creates an excellent opportunity to buy a move in/rent out ready property at an affordable price point.

Situated on a quiet cul-de-sac, the property impresses immediately with the generous size of its block, which borders the home with a grassy yard and established landscaping. As for the home itself, this is neat and tidy throughout, having recently received a fresh coat of paint through the interior. Feeling airy and bright, the practical layout shows off a living room, dining room and smart kitchen, with three well-proportioned bedrooms grouped together around the bathroom. Completing the interior is an internal laundry, while outside, there is a verandah front and back that spans the length of the home. Additional features include split-system AC, solar, and a storeroom adjoining the single carport.

With a range of schools, shops and services all within easy reach, the property is also just 1km from Marrara Sporting Complex, and five minutes from Casuarina Square's major shopping, dining and entertainment hub. Add this wonderful prospect to your shortlist and arrange your inspection today.

Council Rates: \$1,910 per annum (approx.)  
Date Built: 1982  
Area Under Title: 809 square metres  
Zoning Information: LR (Low Density Residential)  
Status: Vacant possession  
Easements as per title: Sewerage Easement to Power and Water Authority and Electricity supply Easement to Power and Water Authority