

7 Politis Court, Moulden, NT 0830

CENTRAL

House For Sale

Wednesday, 15 May 2024

7 Politis Court, Moulden, NT 0830

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 804 m2

Type: House



Ella Carling
0889433032



Simon Watts
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Open Negotiation

To view property reports or to place a bid/offer text 7POL to 0488 810 0575 Setting an impressive visage at street level, this MUST SEE property will not last long on the market – peaking the interest of the home maker, this move in ready property has been refreshed throughout and has the lifestyle elements on point – let’s check it out! Tucked away at the end of a quiet court setting surrounded by owner-occupiers, the home offers secure fencing and an electronic gated entry way with under home parking for at least 2. The front gardens have been planted out with colourful foliage that will eventually screen the home from the street and provide a bounty of shade and vase filling foliage. Under the home is a 4th bedroom or home office option with a separate kitchenette and bathroom plus a laundry room as well as shaded outdoor entertaining spaces that the kids and pets will enjoy. With fruiting gardens and garden beds ready for next seasons veggie crops plus a hen house hidden in the corner. Upstairs the home is light and bright with fresh paint plus a modernly refreshed bathroom, so it has that turnkey appeal for the home makers. Inside is beautiful herringbone laid flooring – so on trend right now! The kitchen has wrap around counters and two-way storage plus overhead cupboards and a pantry with the dining room adjacent. The living room is large, and light filled with sliding doors to the front balcony that spans the length of the home. Down the hallway are three bedrooms all filled with natural light and a gentle breeze. The bathroom has a modern design with timber clad ceiling, pendant lighting plus a large walk-in shower with fluted privacy glass and a shower caddy nook. Within the suburb there is a swimming pool and community tennis courts. Schooling options are nearby; Moulden Park Primary, Both Palmerston College Campuses, Palmerston Christian College. Nearby is the Marlow Lagoon Dog Park along with the Durack Golf Course and so much more. The home is under 5 minutes from the Palmerston CBD for all your essential needs. Council Rates: Approx. \$1853 per annum Area Under Title: 804 sqm Zoning: LR (Low Density Residential) Status: Vacant possession Rental Estimate: \$580 - \$650 per week Vendors Conveyancer: KeyLaw Building Report: Available Pest Report: Available Settlement period: 40 Days or variation on request Deposit: 10% or variation on request Easements as per title: Sewerage easement to Power and Water Authority