

73 Dixon Road, Braitling, NT 0870



House For Sale

Wednesday, 14 February 2024

73 Dixon Road, Braitling, NT 0870

Bedrooms: 4

Bathrooms: 2

Area: 800 m2

Type: House



Ianne Haynes

0407864656

\$649,000

This expansive four-bedroom, two-bathroom home promises an enviable family lifestyle. Positioned within a securely fenced yard and showcasing exceptional indoor and outdoor living spaces, this residence has been designed to cater to all facets of modern-day living. Through the discreet entry foyer, you are led into a generously proportioned, tiled living area, complete with a bar that sets the scene for intimate gatherings. The master suite, a true retreat, offers not just spacious elegance but also seamless connectivity to the outdoor entertainment haven, boasting a walk-in robe and a well-designed ensuite. Venture further to discover three additional bedrooms on the left-hand side. The second, almost a secondary master suite, pampers with carpeted comfort, private outdoor access, a walk-in robe and direct access to the renovated two-way bathroom. Bedrooms three and four, each with carpeted floors and built-in robes, ensure ample space for family and guests alike. At the core of this home is the open design of the main living area, with expansive windows and dual sliding door access that invite natural light and views of the lush backyard. The contemporary kitchen stands as the heart of the home, equipped with a gas cooktop, a new benchtop perfect for culinary exploration, and a breakfast bar for casual dining. Practicality reigns with an internal laundry and a conveniently located separate toilet, ensuring a smooth daily routine. Outback, indulge in the paved entertainment area beneath the comforting shade, flanked by a verdant lawn and an invigorating inground swimming pool with striking rock features, completing this garden oasis. For convenience and storage, you'll find a powered garden shed and for peace of mind, a cutting-edge robovac ensuring pool maintenance is a breeze. Highlighting sustainability and efficiency, the home is also equipped with a NEW Solar Hot Water system and 4.5 kW solar panels—energy solutions that complement the eco-friendly lifestyle this home promotes.

- 4-bedroom, 2-bathroom home with versatile living spaces
- Evaporative cooling and Crimsafe security screens for comfort & safety
- Fully fenced front yard, dual driveways, carport for two vehicles
- Paved entertainment area with a shade sail and a lush lawn
- Open plan kitchen/dining with modern appliances, gas cooktop & breakfast bar
- New solar hot water system + 4.5 kW solar panels for energy efficiency

This exceptional property fuses security, serenity, and sophistication effortlessly, creating not just a house but a heartwarming home. Explore this one-of-a-kind offering and set the stage for a lifetime of cherished memories. Council Rates: \$2125.19 Estimated Rental: \$650-680 per wk Land Area: 800 sq metres Build Area: 155 sq metres Year Built: 1985 Easements: 3 metres on rear boundary