

**74 James Circuit, Woodroffe, NT 0830**

**CENTRAL**

**Sold House**

Monday, 14 August 2023

74 James Circuit, Woodroffe, NT 0830

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Andrew Lamberton  
0889433014

**\$520,000**

Text 74JAM to 0488 810 057 for all property information. If you're seeking a move in ready abode with the WOW factor then look no further. This exciting home is jam packed with features that will captivate the home owners with a little something for everyone to get excited about. The home epitomises the Territorian lifestyle – beers and the barbie, trophies in the pool room, a man cave for the tools and toys and a relaxing outdoor setting for mum and the kids to cool off – this home has it all – and it is picture perfect. At street level the home has gated entry and side carport parking for 2. A sheltered front porch allows access into the home with an open plan living and dining area that has tiled flooring and A/C throughout. The kitchen is modern and well designed with wrap around counters and a pantry plus overhead storage as well as a breakfast bar. There are three bedrooms within the home all with tiles and A/C plus the bathroom which has two way access to the outdoor entertaining areas making it a great spot for the wet feet from the pool. Outside the home has an extended verandah with decked entertaining areas and a built in bar which overlooks the in ground lagoon style swimming pool with rockery water feature and tropical garden surrounds. A massive rumpus room hosts the pool table and a built in bar plus there is a W/C here as well. At the back of the property is a workshop shed with a side entertaining area that hugs around the swimming pool with views back towards the house. 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. Brochure Points: • Move in ready home with the WOW factor • Lifestyle ready abode with the Territorian outdoors embraced • Rumpus room / pool room with bar and W/C • Shed for the tools and toys with private entertaining areas • In ground lagoon style swimming pool with tropical gardens • Side carport parking for 1 or 2 vehicles • Gated entry from the street, great to let the pets out the front to play safely • 3 bedrooms with tiled flooring and A/C • Bathroom has two way access to the outdoor entertaining areas • Laundry room sheltered on the back verandah • Kitchen has wrap around counters with overhead storage and breakfast bar seating • Open plan living and dining areas • Extended verandah and outdoor entertaining areas • Built in bar and seating spaces overlooking the pool

Around the Suburb: • Walk to community parklands and play areas for the kids • Ride your bike with the kids to public and private school options • Pop up to the Palmerston shops for meals, shopping and news agency • Spend your free time at the Palmerston Water Park or Skate Park • Take a stroll along the Durack Lakes or Golf Course • Entertainment throughout the year at the Palmerston Quarter • Rosebery has a footy oval and plenty of community events as well

Council Rates: Approx. \$1767 per annum  
Area Under Title: 811 square metres  
Year Built - House: 1992  
Year Built - Games room: 2010  
Year built - Verandahs - 1999 and 2017  
Zoning: LR (Low Density Residential)  
Pool Status: On Premises  
Status: Vacant Possession  
Vendors Conveyancer: Lawlab Conveyancing  
Building Report: Available on webbook  
Pest Report: Available on webbook  
Deposit: 10% or variation on request  
Easements as per title: Sewerage Easement to Power and Water Authority