

# 75 Sibbald Crescent, Woodroffe, NT 0830



## House For Sale

Wednesday, 12 June 2024

75 Sibbald Crescent, Woodroffe, NT 0830

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 860 m2**

**Type: House**



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**\$413,000+**

Step into the property market with this fantastic opportunity, perfect for first home buyers and seasoned investors alike. This charming two-bedroom, one-bathroom home is available at a price comparable to many units, but without the burden of Body Corp fees. Plus, you get the luxury of a large block of land all to yourself. The home boasts TWO generously proportioned bedrooms with robes, ideal for a small family or a couple. The recently updated bathroom is modern and stylish, while the new kitchen is bright, functional, and perfect for culinary adventures. The new laundry offers convenience and efficiency, making household chores a breeze. Fully tiled throughout, the home is easy to clean and maintain, perfect for the tropical climate. Stay cool and comfortable year-round with full air conditioning. The property sits on a huge block of land 860 square metres, providing ample space for gardening, outdoor activities, and future expansions. A garden shed offers extra storage for tools and equipment, while the private SPA with a shade sail allows you to relax and unwind in your own secluded oasis. Under cover parking protects your vehicle from the elements, and SOLAR POWER panels provide energy savings and environmentally friendly living. The lovely gardens are beautifully landscaped for your enjoyment, and bars on the windows add an extra layer of security for peace of mind. The verandah is perfect for entertaining friends and family. Additionally, the current owner has provided proposed addition drawings showcasing the potential to extend the home to a four-bedroom layout, adding even more value and space. Located in the well-established suburb of Woodroffe, you'll benefit from its central location and easy access to a plethora of amenities, including major shopping centres, corner stores, public transport, schools, cinemas, dining options, and health precincts. Woodroffe offers a sense of community with the convenience of modern living, making it an ideal place to call home. Don't miss out on this rare find - a perfect blend of comfort, convenience, and potential. Whether you're starting out or looking to grow your investment portfolio, this property is a gem waiting to be discovered.

Around the suburbs: Enjoy a bite to eat at the Palmerston Markets in the Dry Season Cool off at SWELL or the Palmerston Water Park Nearby Gateway Shopping Centre with Cinema, Shopping & Dining options

About the Property: Area under title: 860 Metres square Floor area: 114 Metres square Full code issued 18/01/1993 Verandah: Full code issued 15/10/1996 Shed: Full code issued 23/08/1995 Solar Panel Installation: Occupancy Permit issued 06/07/2019 Year Built: 1993 Easements: None found Council Rates: \$1,853.00 per annum approx. Estimated Market Rent \$590 per week