

**8 Roe Court, Gray, NT 0830**

**CENTRAL**

**Sold House**

Monday, 14 August 2023

8 Roe Court, Gray, NT 0830

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Ryan Rowsell  
0889433020

**\$360,000**

Text 8ROE to 0472 880 252 for more property information This charming, traditional 3 bedroom, 1 bathroom home is nestled in a quiet court and is perfect for those looking for a peaceful and private lifestyle. Entry is through the spacious living and dining area. The Kitchen is functional and features tidy cabinetry and benchtops. An additional, large pantry has been added for convenience. This area is bright and airy and overlooks the dining area. Three generously sized bedrooms are perfect for a family and features timber look flooring and built in robes to each. The bathroom is centrally located and has been fully renovated with floor to ceiling tiles with modern neutral tones. An internal laundry, additional storeroom plus garden shed will accommodate all the storage needs. There is an undercover area to the rear, offering space for outdoor entertaining. The yard is perfect for those who want to enjoy a peaceful outdoor lifestyle with an established, easy care garden. With parking space for 2-3 vehicles and a fully fenced yard, this property offers the perfect first home purchase for those wanting to get into the market or an additional property to add to your investment portfolio. Located in a quiet court, this home is perfect for those who want to enjoy a peaceful and private lifestyle while still being close to everything. Shops, schools, and public transport are all within easy reach. Don't miss your chance to secure this charming and affordable home - contact us today to schedule a viewing!

**Property Highlights:**

- Spacious living and dining area with plenty of natural light
- Functional kitchen with tidy cabinetry and benchtops, plus large pantry
- Three generously sized bedrooms with timber look flooring and built-in robes
- Fully renovated bathroom with floor-to-ceiling tiles and modern neutral tones
- Internal laundry, additional storeroom, and garden shed for all your storage needs
- Undercover outdoor entertaining area and established, easy-care garden for outdoor living
- Parking for 2 plus vehicles
- Located in a quiet court, perfect for peaceful and private living
- Close to shops, schools, and public transport for convenience

Council Rates: Approx. \$1737 per annum  
Area Under Title: 797 sqm  
Zoning: LR (Low Density Residential)  
Status: Vacant Possession  
Building Report: Available on request  
Pest Report: Available on request  
Settlement period: 45 Days  
Deposit: 10% or variation on request  
Easements as per title: PAWA Easements