

**85 Dixon Road, Braitling, NT 0870**



**Sold House**

Monday, 14 August 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1170 m2**

**Type: House**



Gail Tuxworth  
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**\$530,000**

Positioned 50 metres off Dixon Road on a 1170 sq metre hammerhead allotment where seclusion and privacy are assured. You will have a clear view of the mini Olgas rock formation on the skyline just over the back fence! This claybrick, privately built family home is just as functional as it is practical. It will suit a larger family looking for that extra space that is excited and ready to move home. Earth toned slate floors span the entrance, kitchen and family rooms while carpet features in the more formal lounge and all of the bedrooms. The white entertainer kitchen is a terrific size and will meet all your cooking needs with a large stainless steel gas cooker, rangehood, pantry, dishwasher and ample bench space. The spacious dining area is adjacent the kitchen and both lounge and family rooms are easily accessible. All four bedrooms are a generous size and feature built in robes, window dressings and ceiling fans. All bedrooms have passageway access to the family sized bathroom and separate toilet. With some clever planning a self-contained studio with separate entry is positioned to the opposite end of the home, perfect for the independent teenager, visitor accom or income generator. Inclusions are a kitchenette, bathroom, separate bedroom and small living/dining area. The sectioned yard has a flourishing vege garden and fruit trees. There is a fenced inground pool at the front, so any lucky buyer will be able to enjoy for the hotter summer months ahead. Sit under the front verandah with its perfect northerly orientation and enjoy the peace and tranquility of the location or BBQ under the raised back patio with the expansive back lawns and plenty of yard space beyond. Council Rates: Body Corporate Fee: Currently rented for \$280.00 p.w. until the 8th March, 2024