

**90 Dixon Road, Braitling, NT 0870**

**House For Sale**

Friday, 22 March 2024



90 Dixon Road, Braitling, NT 0870

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 813 m2**

**Type: House**



Dominic Miller

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**\$445,000**

Secure your Braitling property with this well-presented, solid home on an 813m<sup>2</sup> corner block. This low-maintenance home is immediately liveable with no work required, with scope to add even more value if you choose. - Solid, well-presented family home on a large 813m<sup>2</sup> corner block- Fully-tiled layout with open plan family & kitchen + dining & lounge- 3 beds with BIR + two-way bathroom with bath + WC + laundry- 4x split system air con + solar hot water + carport & storeroom UMR- Large, fully fenced yard with low-maintenance, native gardens- Great neighbourhood – walk to school, dining, 5 mins to town centre- Position-perfect opportunity for owner occupiers or investorsWell-designed with plenty of living space, the fully-tiled layout comprises an open-plan living, meals, and kitchen area flowing to a separate dining area, which could be used as a home office space, and a formal lounge. Completing the layout are three good-sized bedrooms with built-in robes, a two-way bathroom with a bath, a separate toilet, and laundry room. Four split-system air conditioning units in the living area and bedrooms and ceiling fans keep the temperature comfortable, while the solar hot water system will save you money on power bills. The existing carport has storage and convenient drive-through access, great for parking the trailer or facilitating upgrades to the yard.The large corner block offers many possibilities – put in a pool for the summer months, add a garage, or build a granny flat (STCA) for family or extra income. As is, the yard is fenced with a low-maintenance native garden and plenty of room for kids and pets to play.Located in the sought-after Braitling pocket, this lovely home is a short walk to Braitling Primary School, preschool, and the popular Sammy's Pizza Bar with kid's adventure playground, great for those Friday nights when you don't feel like cooking. Whether you're looking for an investment property or a solid family home in a good location, you won't want to miss this opportunity. Call the office today to arrange an inspection.