

**91 GILES STREET, Katherine, NT 0850**



**House For Sale**

Friday, 29 September 2023

91 GILES STREET, Katherine, NT 0850

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 852 m2**

**Type: House**

## Offers Over \$439,000

To enquire, please email or call 1300 815 051 and enter code 6652 Discover the epitome of contemporary living in the sought after area of Katherine North. Full length verandas with tropical gardens providing ultimate privacy and easily maintained with automatic irrigation. This beautiful home is moments away from the town centre and medical facilities. With an early learning centre, primary school, and playground just a stone's throw away. Across the road you can enjoy exercise equipment and a walking track, set against a natural background, for those who enjoy an active lifestyle without compromising space at home. Step inside and be greeted with open plan living – lounge, dining and a fully functional kitchen with breakfast bar, and storage space making it a Chefs' delight. There's also a FTTP NBN ready study nook behind the door. The master bedroom provides a peaceful retreat complete with split system air conditioning, built-in wardrobes and a dressing table, with space for those him and her items to stay within easy reach of the morning routine. Two additional bedrooms also include carpet, split system air conditioning and built-in wardrobes complete with dressing tables. The main bathroom contains a shower, bath and vanity. There is a separate toilet for added privacy and convenience. Step out the back to a large, paved barbecue area and spacious laundry containing an extra shower and toilet for guests and pool requirements. At the end of the veranda is a securely fenced secluded rear yard with patio for total relaxation by the pool. Standout Features Include: Double Brick internal cement rendered Solar hot water system 3 bedrooms with split air-condition and carpets Main bathroom - separate toilet Laundry with toilet and shower Open-plan living – lounge, dining and kitchen NBN ready - Study nook Double carport with room to park up to an additional 4 vehicles Large garage storage, office or workshop area plus a walk-in storage room with shelves Plunge pool and spa with undercover patio area for relaxing Patio undercover area is stand alone not attached to the house Fresh water pool with Bionizer system and sand filter inside their own enclosure Bird Aviary Lock up garden shed Two fern houses for all your special potted plants 2017 upgrades • Split system air-conditioning throughout • Energy wise LED lighting • Upgraded power box • Solar hot water system Easements: None on title Pool status: Certified Modified Australian Standard Building Size: Land size: 852m<sup>2</sup> To enquire, please email or call 1300 815 051 and enter code 6652