

**10 Alidade Crescent, Woodroffe, NT, 0830**

**CENTRAL**

**House For Sale**

Saturday, 14 September 2024

10 Alidade Crescent, Woodroffe, NT, 0830

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Tom Kiem

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## Family favourite

For more property information text 10ALI to 0488 810 057

Immaculately presented for sale, this tidy 3 bedroom property is ideal for the home makers, the first home buyers and the investors alike! Offering a turn key approach with a long list of perks, this property will be keenly sought after.

Gated at street level with a lush landscaped garden screen and wide open lawns for the kids or pets to play on, the home has side parking with a shade sail area for a second. There is an patio outdoor sitting area at the front next to a supersized front door that adds the modern touch and wow factor for the home.

Inside is a large light filled living room with tiled flooring underfoot and plenty of space for entertaining or relaxing with the fam. The kitchen and dining area reside separately and have a sliding door to the verandah at the rear. The kitchen has hard wearing laminate counters that wrap around and offer plenty of built in storage capacity with overhead cupboards as well.

Down the hallway are 3 bedrooms each with a built in robe and A/C along with tiled flooring. The bathroom has a modern update with a waterfall shower and floating vanity whilst the W/C is hosted within the adjacent laundry room which includes linen storage and access to the backyard.

At the back of the home is a full length rear verandah that overlooks tropical gardens and wide open lawns with space enough for the pool or trampoline. There is a garden shed for the lawn mower and tools.

Within the neighboring suburb there is a swimming pool and community tennis courts along with a senior campus and beyond this there are both public and private schooling options. Nearby is the Marlow Lagoon Dog Park and community parklands along with the Durack Golf Course and so much more. The home is under 5 minutes from the Palmerston CBD.

- Immaculately presented home perfect for the home maker or the first home buyer
- Investors will see value in this turn key home – great for the rental market
- Gated entry at street level with side parking for at least 2 with shade sail
- Oversized front door and a concrete walkway, small patio sitting area
- Established tropical gardens and wide open lawns for the kids and pets to play
- 3 bedrooms each with A/C and tiled flooring
- Internal laundry room with linen press and the W/C
- Modern bathroom has a shower and a floating vanity
- Large living room separate from the dining area
- Kitchen has wrap around counters and a wall of built in storage space
- Verandah spans the length of the home overlooking gardens
- Supersized backyard has plenty of grassed space for the swings or trampoline
- Garden shed for the tools and mower in the back corner

Around the Suburb:

- Walk to community parklands and play areas for the kids
- Ride your bike with the kids to public and private school options
- Pop up to the Palmerston Golf Course meals
- Palmerston CBD for shopping and news agency
- Spend your free time at the Palmerston Water Park or Skate Park
- Take a stroll along the lakes in Gunn or Durack
- Activities and markets for the family in the Quarter

Council Rates: Approx. \$1,948 per annum

Area Under Title: 803sqm

Year Built: 1985

Zoning: LR (Low Density Residential)

Status: Vacant Possession

Rental Estimate: Approx. \$520 - \$580 per week.

Deposit: 10% or variation on request

Easements as per title: none found