

**11 Raymond Street, Gunn, NT, 0832**

**CENTRAL**

**House For Sale**

Wednesday, 7 August 2024

11 Raymond Street, Gunn, NT, 0832

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



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## Capitalise Here

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With the savvy home buyer in mind, this property is potential plus – offering a large backyard with an in ground spa, outdoor entertaining areas and a great suburban position in a quiet court setting – this home has room to improve so take a chance and watch your investment grow.

Positioned in a quiet court setting, this tidy investment has a single side carport and room for more in the driveway, the quiet streetscape allows guest parking as well. The front yard is super low maintenance and provide room for a tropical garden to be established if you like to sheltered the small front patio and outdoor space where you can relax with a morning cuppa and enjoy the sunrise.

Inside the home a re 3 bedrooms each with tiled flooring and A/C along with windows that let in a gentle breeze. The master bedroom is front facing and has two way access to the bathroom which hosts a shower and bath tub with a vanity that has built in storage space. The laundry amenities are nearby as well with access to the carport and side of the home.

At the rear are the open plan living, dining and kitchen areas with tiled flooring and large light filled windows that show off the potential in the backyard. The kitchen has overhead storage and wrap around counters with plenty of practical workspaces and prep areas to work from. The dining room has a sliding door through to the back verandah for easy entertaining with views over the in ground spa and generous backyard where there are some established palms and gardens and wide open lawns perfect for the trampoline or the kids swings.

This property offers strong foundations for growth, ideal for the home maker seeking a property to put their own spin on and take it from house to home.

Spend your free time entertaining in total style or taking a short bike ride through to the nearby Gunn Lakes to enjoy the vista and watch for turtle, ducks or birdlife. Only moments from the popular Bakewell Primary School and day care amenities along with Palmerston CBD only 5 minutes away.

- Take it front house to home
- Single side carport parking bay and room for a second in the driveway
- Quiet streetscape in a great suburban setting
- Easy care gardens across the face of the home with a sheltered front porch as well
- Front facing master bedroom suite with ensuite bathroom and two way access to bathroom
- Bathroom hosts both a shower and a bath tub plus has a vanity with storage
- Internal laundry room with access to the side of the home
- Built in storage room accessible from the yard
- Kitchen has overhead storage space and wrap around counters
- Open plan living and dining areas with tiled flooring
- Large light filled windows frame the garden views
- In ground spa with secure fencing
- Big backyard ideal for the trampoline, swings and fetch with fido
- Rear verandah overlooks the pool
- Versatile family home, great for the singles, downsizers and the investors alike.

Around the Suburb:

- Ride to a local parks with play areas for the kids
- Primary School options nearby in Bakewell
- Nearby to major retailers, employment options and takeaway meals

- 3 minutes from the Palmerston CBD, markets throughout the Dry Season
- Spend your free time exploring the nearby Gunn Lakes, strolling along the lakes looking for turtles or finding a parkland with play areas for the kids to hang out.

Council Rates: Approx. \$1,989 per annum

Area Under Title: 454 sqm

Year Built: 1999

Zoning: LR (Low Density Residential)

Pool Status: Compliant to Modified Australian Standard

Status: Vacant Possession

Rental Estimate: Approx. \$580 - \$610 per week.

Building Report: Available on request

Pest Report: Available on request

Deposit: 10% or variation on request

Easements as per title: none found