

**21 Gumnut Way, Moulden, NT, 0830**

**Raine&Horne.**

**House For Sale**

Thursday, 5 September 2024

21 Gumnut Way, Moulden, NT, 0830

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**

## **Elevated Family Memories Await You!**

Nestled along a quiet cul-de-sac, this beautiful elevated 3-bedroom, 2-bathroom family home, is set on a generous block, ready to welcome you. Upon arrival, you are warmly greeted by a front yard bursting with immaculate gardens - effortlessly framing endless ground floor space for your caravan, boat and more.

Making your way up the main stairway, step inside and discover open plan living and dining, seamlessly integrated with a wrap-around kitchen - and glass sliding doors leading out onto a massive rear balcony - wonderfully perched up for those summer days, sharing sunset drinks while overlooking the kids playing in the pool.

Floating timber flooring runs throughout the home, enhancing its modern appeal. The master bedroom, located upstairs, spans the full width of the home and includes mirrored built-in robes and split system air-conditioning. Bedrooms 2 and 3 also offer built-in robes and split system air-conditioning for added comfort for family and friends.

Twin stairways provide convenient access to the main living area and further down the passage near the bedrooms. The main bathroom upstairs includes a water closet, vanity, and a shower/bath combination. The kitchen is equipped with plenty of overhead storage, counter space, a brand-new built-in oven and electric cooktop, a double sink, fridge/freezer and dishwasher. Downstairs, a large garden shed is conveniently located next to a paved patio area.

A handy downstairs bathroom is located near the laundry area for pool users and guests. An expansive undercover entertaining space adjacent to the patio provides shelter from the hotter wet season sunshine and rains. The dual carport at the front of the home, along with a reversing/additional parking area to the side, offers ample off-street parking.

Established fruit trees and a veggie patch featuring pineapples, banana palms, turmeric, a coffee tree and so much more - is a thriving playground for all garden enthusiasts.

Embrace the opportunity to create lasting memories in this forever home, where every detail contributes to a lifestyle of comfort and tranquility.

### **Property Highlights:**

- Beautiful elevated 3-bedroom 2-bathroom family home on a large block.
- Master bedroom spanning the full width of the home, including mirrored built-in robes.
- Air conditioning throughout ensuring comfort in all seasons.
- Kitchen seamlessly flows onto open plan living and dining area.
- Brand new built-in oven and electric cooktop, as well as a fridge/freezer and dishwasher all included.
- All furniture items as per inventory list included.
- Expansive outdoor balcony, perfect for entertaining or relaxing.
- Amazing outdoor plunge pool perfect for those summer days.
- Endless ground floor space for your caravan, boat and more.
- Immaculate front and back gardens, featuring established fruit trees and a veggie patch.
- Large garden shed conveniently located next to a paved patio area.

### **Nearby Amenities:**

- Palmerston College
- Bakewell Primary School
- Oasis Shopping Centre
- Gateway Shopping Centre
- Woolworths Bakewell
- SWELL Palmerston
- Palmerston Regional Hospital

These nearby amenities significantly enhance the appeal of living in Palmerston, providing easy access to quality education, convenient shopping, and recreational facilities, making this 3-bedroom elevated property an excellent choice for families, first time buyers and investors.

Year Built: 1984

Building Size: 122 sqm

Council Rates: \$1948 per annum approx.

Rental Income: \$630 per week approx.

Contact Brandon, from Raine & Horne Darwin, now for more information.