

# 26 Broadarrow Circuit, Woodroffe, NT, 0830



## House For Sale

Saturday, 14 September 2024

26 Broadarrow Circuit, Woodroffe, NT, 0830

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**



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## Gorgeous Tropical Haven

Situated on a great sized 811m<sup>2</sup> block of land, across from Woodroffe Primary School is this gorgeous semi-elevated home that epitomizes tropical living in the Territory.

Boasting three massive bedrooms and two bathrooms, this home offers ample space and modern amenities.

The master bedroom suite features a walk-in wardrobe and a contemporary ensuite including a glass framed shower recess vanity and toilet. The master suite also has access to a private timber deck overlooking lush tropical gardens creating a tranquil retreat.

Spacious second and third bedrooms are equipped with split system air conditioning and built-in robes, ensuring year-round comfort.

The main bathroom is complete with stone counters, dual vanities, a luxurious bathtub, and a walk-in glass-screened shower offering a touch of elegance.

Designed with a wrap-around layout, the kitchen includes a breakfast bar, black stone counters, built-in oven with gas cooktop, a dishwasher, and dual sinks.

Ample windows allow natural light to flow in, seamlessly connecting to the adjacent open-plan living area.

An open-plan living space conveniently sits next to the kitchen, facilitating easy interaction between the cook and guests. Equipped with split system air conditioning and three banks of louvers, it ensures effective ventilation and natural light.

Positioned near the kitchen, the dining area benefits from additional louvers and provides easy access to both the back verandah and the internal laundry.

Outside, an impressive timber deck wraps around half of the home, offering a sheltered space ideal for entertaining. Overlooking the pool and established gardens, it includes a built-in bar.

The inground pool is fully fenced, and is surrounded by well-maintained gardens, enhancing the serene atmosphere. Additional features include a garden shed and a walk-in bird aviary and chicken coop.

An extra-high carport at the front of the property accommodates vehicles, boats, or trailers.

Access is secured with an electric gate and a secondary manual gate.

Conveniently located across from Woodroffe Child Care Centre and Woodroffe Primary School, the home is also within minutes from the Bakewell shopping centre and only 4kms from Palmerston City.

Offering a blend of practical features and a well-maintained outdoor environment, this home stands out as a compelling option for prospective buyers.

- 3 Bedroom, 2 Bathroom semi-elevated home
- Master Bedroom boasts walk in robe, eye catching ensuite.
- Private deck from the master bedroom overlooking the lush tropical gardens
- Bedrooms 2 & 3 are both spacious, including split system A/C & built in robes
- Main bathroom has stone counters, dual vanities, luxurious bathtub and walk in glass screened shower
- Wrap around kitchen with breakfast bar, black stone counters, and built in oven with gas cooktop, dishwasher, dual sinks and plenty of windows

- Open plan living area right next to the kitchen is easily accessible, the design allows the chef to hold a conversation with guests.
- Split system A/C keeps the living area cool and has 3 banks of louvres for ultimate airflow and natural light
- Dining area is right next to the kitchen, separate from the living area, it has many louvres for airflow and natural light along with easy access to both the back verandah and laundry
- Internal laundry opens onto the private master suite deck and back yard, plenty of space for storage and washing machines
- Large timber deck wraps around ½ the home, providing a sheltered entertaining space, lovely outlook over the pool and gardens and even has its own built-in bar
- Large extra high carport of the front of the home, room enough for a boat or trailer along with cars.
- Electric Gate and secondary manual gate access from the front of the home
- Beautiful inground pool, fully fenced with well-loved established gardens adding a serene feel to the space
- Garden Shed with plenty of room for the tools, built next to it is a walk in bird aviary ideal for pets or even some chooks
- Lush green lawns and fruit trees established around the whole property
- Across the road from Woodroffe Child Care Centre & Woodroffe Primary plenty of nearby and off-street parking