

**3 Abrahams Court, Malak, NT, 0812**

**CENTRAL**

**House For Sale**

Thursday, 29 August 2024

3 Abrahams Court, Malak, NT, 0812

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Effortless family living with the potential for more!

Revealing a practical layout designed with family living in mind, this four-bedroom home creates a great base convenient to all the essentials, with Marrara Sporting Complex and Casuarina's major shopping, dining and entertainment hub also just a short drive away.

- 4 bedroom 2 bathroom home set on generously sized block
- Ensuite to master bedroom
- Two separate living spaces centred by modern kitchen
- Front lounge room plus family dining adjoining kitchen
- Oversized master features plentiful built-in robes and ensuite
- Three additional robed bedrooms group neatly at one side
- Tidy main bathroom features shower-over-bath and separate WC
- Relaxed alfresco framed by generous grassy yard
- Internal laundry provides convenient access to yard
- Double carport offers covered parking on fenced and gated block

Laid out over a well-planned single level, the home reveals a bright, airy interior enhanced by large windows and neutral tones. Fully tiled and air-conditioned, it is also wonderfully low maintenance day-to-day.

At the heart of things, two separate living spaces will work well for the modern family, made up of a lounge room at the front and family dining just beyond. This is overlooked by a smart, updated kitchen, boasting white-on-white design, modern appliances and breakfast bar dining.

From here, the space opens out easily onto a covered verandah, ideal for family BBQs and alfresco entertaining. It is framed by a grassy, fully fenced yard that is great for kids and pets at play.

Back inside, the oversized master impresses with its size, wall of built-in robes and ensuite, while three additional robed bedrooms create versatility within the floorplan. Completing the interior is a family bathroom and internal laundry, while outside, parking is provided by a double carport.

Freshly painted inside but outside need a coat.  
Come and see it for yourself!

Area Under Title: 892m<sup>2</sup>

Council Rates: \$1,750 Approx. per annum

Year Built: 1980

Status: Vacant Possession