

36 Battarbee Street, Araluen, NT 0870



House For Sale

Monday, 8 July 2024

36 Battarbee Street, Araluen, NT 0870

Bedrooms: 3

Bathrooms: 3

Parkings: 10

Area: 1340 m2

Type: House



Marion Burton

\$745,000

Welcome to this unique split-level three-bedroom home which sits high on a hill and has beautiful views of the Ranges! Let's start with the heart of this home, the living room - a wonderful, high-beam ceiling with modern epoxy flooring. This vast, luminous living room (four bay windows) is peaceful and perfect for quiet afternoons. Just a few steps up, you're into the spacious open-plan kitchen and dining room. This kitchen, which overlooks the living room, boasts plenty of storage, a breakfast bench, gas cooking, a built-in oven, a dishwasher and a large opening for a family fridge. The views of the back rocky outcrops are just mesmerising! All bedrooms are good-sized, bright, carpeted and offer ceiling fans and built-in robes. The master bedroom has an ensuite with a large corner bathtub and a single vanity and toilet. The main bathroom is bright and modern, with a shower, floating vanity, and toilet. Downstairs, you will find the laundry with a modern splashback and deep sink and a third bathroom, completely renovated and tiled to the ceiling, with a single vanity, walk-in shower, and toilet included. There is also a large office and a huge game room, which could quickly become another living room. An extra room provides ample storage, including under the stairs and even a cellar. Outside, this wonderful home features a sparkling tiled pool that is paved and partially shaded. The outdoor entertainment area overlooks the pool, is undercover with ceiling fans and offers impressive views!! Bonus features include solar power, a double garage, a large concrete area, a bitumen driveway and parking area, gorgeous views, and a surrounding area of natives and rocky outcrops with no rear neighbour. This property is so unique that it is one of a kind and a must-see! By appointment only! Lot No: 5744 Area Under Title: 1340m² Easements: Drainage on left-hand boundary and electricity Council Rates: \$3173.18 pa Built: 1994