

**39 Dillon Circuit, Gray, NT 0830**



**House For Sale**

Thursday, 7 March 2024

39 Dillon Circuit, Gray, NT 0830

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Jacob Reynolds  
0499990981

## OFFERS OVER \$399,000

Welcome to your new home in the sought after suburb of Gray! Situated on a sprawling 810m<sup>2</sup> block, this lowset gem is perfect for first home buyers or savvy investors seeking both comfort and convenience. Step into the embrace of lush greenery and ample parking, all secured within a fully fenced double-gated perimeter offering privacy and peace of mind. Externally, you'll find a large covered area, perfect for entertaining amidst the backdrop of established gardens and a spacious lawn. Inside, the open plan layout seamlessly blends the living, dining, and kitchen area, creating an inviting atmosphere for gatherings and daily living. Enjoy year-round comfort with split system air conditioning and ceiling fans throughout. The modern kitchen boasts an electric cooktop and ample cabinetry for storage, making meal preparation a breeze. With three bedrooms, each equipped with built-in robes, this home offers both space and practicality for families or individuals alike. But the perks don't end there - convenience is at your doorstep. Walk to nearby schools including Good Shepherd Lutheran, Palmerston College, Sacred Heart Catholic Primary, Gray Child Care Centre, and Gray Primary School. Parks and playgrounds beckon for outdoor adventures, while major retail centres in central Palmerston are just a 5-minute drive away. And for commuters, Darwin's city centre is a mere 20-minute drive, ensuring that every aspect of your lifestyle is within easy reach.

Year Built: 1985  
Council Rates: \$1853 per year  
Area Under Title: 810 m<sup>2</sup>  
Rental Estimate: \$500-\$550 per week  
Vendor's Conveyancer: Tschiripg Conveyancing Preferred Settlement Period: 30 Days  
Preferred Deposit: 10%  
Easements as per title: None  
Zoning: Low Density Residential  
Status: Vacant- Situated on 810 m<sup>2</sup> sprawling block- Ideal for first home buyers and investors- Secure gated fully fenced property- Modern Kitchen with electric cooktop- Split system air conditioning and ceiling fans- Covered outdoor entertaining area- Darwin CBD within 20 minute drive- Close to local schools and shopping  
Call to inspect with The JH Team today!