

**42 Woodroffe Avenue, Woodroffe, NT 0830**



**House For Sale**

Wednesday, 10 July 2024

42 Woodroffe Avenue, Woodroffe, NT 0830

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 805 m2**

**Type: House**



Travis Uzkuraitis  
0413155568

**\$450,000**

Welcome to 42 Woodroffe Avenue, a delightful ground-level home build in the heart of Palmerston. This inviting 3-bedroom, 1-bathroom residence offers the perfect blend of comfort and convenience on a generous 805 square meter block. As you approach this well-maintained property, you'll appreciate the lush, established gardens that create a serene and welcoming atmosphere. The home features a spacious open-plan living area that flows seamlessly into a well-appointed kitchen, ideal for both everyday living and entertaining. The three cozy bedrooms provide ample space for relaxation and privacy. The central bathroom is conveniently located, catering to the needs of the household with ease. For those who value outdoor living, the backyard is a true highlight. Enjoy the convenience of two garden sheds for all your storage needs, and relish in the established gardens that offer a peaceful retreat from the hustle and bustle of daily life. Additionally, this property includes two undercover parking spaces, ensuring that your vehicles are protected from the elements. With Bakewell shopping centre only one kilometre away, Woodroffe primary school and child care centre just down the street. Palmerston pool and Splash water park just a stones throw away, you are right where you want to be for access to all the entertaining amenities and conveniences of a comfortable lifestyle. Don't miss out on this opportunity to own a charming, low-maintenance home in a sought-after area. Contact us today to arrange a viewing and experience firsthand all that 42 Woodroffe Avenue has to offer.

**Other Important Information**  
Area Under Title: 805sqm  
Year built: 1990s  
Council Rates: \$1,948.00 (approx.) p.a.  
Easements as per Title: None Found  
Status: Vacant Possession  
Rental Estimate: \$500 - \$550 per week  
Preferred Deposit: 10% or variation upon request  
Preferred Settlement: 30 Days or variation upon request  
For all enquiries and private inspections, contact Travis Uzkuraitis 0413 155 568 or email [travis@ofndarwin.com.au](mailto:travis@ofndarwin.com.au).