

# 43 Grice Crescent, Coolalinga, NT 0839

## House For Sale

Tuesday, 25 June 2024

43 Grice Crescent, Coolalinga, NT 0839

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 800 m<sup>2</sup>

Type: House



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**\$750,000**

Harmonious living – combined rural living with the suburban conveniences, Coolalinga is a tranquil hub nestled at the gateway to the rural areas but with all of your necessities literally within walking distance. House: 231 square meters Single Dwelling - Full Code - issued on 04/04/2014 Area Under Title: 800sqm square metres Vendor's Conveyancer: Aquarius Conveyancing Settlement Period: 30 days Deposit: 5% or variation on request Easements as per title: (none found) Zoning: LR (Low Density Residential) Status: Vacant Possession Rental Estimate: Approx. \$760-\$800pw per week subject to current market conditions The home has gated entry to the side of the home with an expanse of lawns that you just won't find in the suburbs. There is so much space here you could add in a pool or the trampoline, the swings or turn this into a green garden oasis if you like. At the front of the home is the master bedroom with a walk in robe and ensuite bathroom that includes a twin vanity and generous shower. Down the hallway, the home opens up into a large central living and dining area with a free flowing approach great for the family dynamics. The kitchen offers a walk in pantry along with an island bench and plenty of prep areas to work from under stone counters. The dining room has sliding doors through to the verandah which in turn overlooks the grassy backyard and over to the native bushland belt that runs along the backside of the property. At the rear of the home is a large family room with a hallway that connects to the two bedrooms each complimented with a built in robe and A/C. there is a hallway linen closet for additional storage space and a built in home office nook as well. The main bathroom has a bath tub and shower with sep toilet and there is an internal laundry room with sliding door to a small sheltered side verandah and utility area of the home. The perfect combination of Suburban convenience with rural ambiances. Walk to the Coolalinga Shops, bus interchange and major retailers plus there is a great local tavern within walking distance as well serving family meals and after hours entertainment. Property Code: 655