

**45 Coolibah Circuit, Katherine East, NT, 0850**



**Leased House**

Sunday, 25 August 2024

45 Coolibah Circuit, Katherine East, NT, 0850

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**

## **Well Maintained Family Home!!**

Available on 24th of April 2024.

### Upstairs:

Bedrooms: 3 spacious rooms with built-in robes.

Living Area: Open-plan space with natural light and scenic views.

Kitchen: Modern with gas cooking and ample storage.

Bathroom: Modern with bath and shower, separate W/C.

Storage: Large linen cupboard in hallway.

Energy Efficiency: 7kW solar power system.

Outdoor Living: Large undercover alfresco balcony.

Comfort: Split system air-conditioning throughout.

Security: Crim mesh on windows, block-out curtains.

### Downstairs (Granny Flat):

Kitchen/Living Area: Fresh new kitchen, open plan, air-conditioned.

Store-Room: Spacious, convertible to second bedroom.

### Workshop Space:

Large shed with single-phase power.