

**46 Packard Avenue, Durack, NT, 0830**

**CENTRAL**

**House For Sale**

Thursday, 10 October 2024

46 Packard Avenue, Durack, NT, 0830

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**



Kylie Westbrook

## Dream Executive Residence Overlooking Lake

Text 46PAC to 0480 001 403 for more property information

Exceptional elevated residence for the discerning buyer in the coveted suburban setting of Durack Heights.

Located directly opposite the lakes with a stunning view over the water from the upper balcony, this turn key home oozes WOW factor on every level.

Gated at street level with a screen of gorgeous native and tropical gardens across its face, this towering abode sets an impressive façade that will excite the home maker. On the ground level is parking for at least three with the options to park in the boat as well. There is a full 3rd bathroom and laundry room plus a built in storage area and a large outdoor entertaining area that overlooks a newly installed swimming pool with secure fencing and a concreted entertaining area backdropped with tropical palms and elephant ears that will grow into the space. There is a workshop shed with roller door access in the back corner perfect for the mower and tools and a further storeroom or 'man cave' adjoining the laundry.

Upstairs the home continues to impress with stunning views over the lakes from the expansive balcony that wraps around two sides of the home. The lakes are framed through the treetops so you can sit and watch the sunset and enjoy the birds as they fly through the greenery.

Inside is a modern chic vibe with timber look flooring underfoot and a contemporary kitchen that has stone topped counters and pendant lighting along with a wall of built in storage, overhead cupboards and breakfast bar seating as well.

A separate dining room doubles as a kids retreat or a second living area if you prefer. There are three bedrooms at the rear all with a built in robe and A/C along with treetop views framed in the windows. The main bathroom includes a deep bath tub and shower with sep toilet. The master bedroom suite is lux with an extravagant ensuite and walk in robe plus sliding doors through to the front balcony. Wake up to views over the lake!

The home is near new and has been meticulously maintained with the current owners ready to move on – now is the time to secure a picture perfect home that ticks all the boxes in the executive neighbourhood of your dreams – don't let this one pass you by.

Spend your free time exploring the lakes looking for turtles or exercising along the waterways. The home is a stones throw from the Gateway shopping centre, Palmerston Water Park and the Palmerston CBD as well. This is affordable buying into a premier setting – now is the time to upgrade your lifestyle.

What we love about this opportunity:

- Exceptional modern elevated home in prime suburban setting
- High clearance, energy efficient design capturing natural breezes so suited to the NT's climate
- Opposite the lakes with bird life, fishing and walking paths at your doorstep
- Electronic gated entry at street level with carport parking for at least 3
- Newly installed swimming pool surrounded with gardens, secure fencing and lights
- Workshop with roller door and power – great for the tools and lawn mower
- Built in storage room under the home for the tradie or cool 'man cave' space
- Full 3rd bathroom and laundry room with bounty of storage space ground level
- Supersized under home entertaining areas overlooks lush landscaped gardens and pool
- Totally private and secure ideal for kids and pets
- Picture perfect residence merging quintessential elevated design with contemporary flair
- Huge balcony/entertaining deck overlooks the lakes

- The ultimate vantage point to watch a world class territory sunset or storm with a cold drink in hand
- Open plan living and kitchen area with a separate dining space
- Master bedroom suite is front facing with lake views, ensuite and walk in robe
- 3 additional bedrooms each with a built in robe and treetop views
- Main bathroom includes a deep bath tub, shower and central vanity with sep toilet
- Kitchen is a modern masterpiece with stone topped island bench and pendant lighting
- Wall of built in storage space seamlessly hidden on the back wall
- Kitchen has overhead storage plus feature tap ware and splashback
- Exciting opportunity for the home maker to purchase a move in ready abode with everything done for you
- Manual irrigated gardens easy to maintain and keep everything lush

This exceptional home ticks the boxes and boasts all the bells and whistles you've been dreaming of, providing the ultimate living experience in a picturesque setting.

This isn't just a home; it's a lifestyle. Ready for one fortunate family to enjoy immediately.

Council Rates: \$2,106 per annum (approx.)

Date Built: 2020

Area Under Title: 610 square metres

Zoning Information: SP8 (Specific Use)

Status: Vacant Possession

Swimming Pool: Pool Certified to Modified Australian Standard (MAS)

Easements as per title: Electricity supply Easement to Power and Water Corporation