

**6 Baldwin Drive, Woodroffe, NT 0830**

**SMART.**

**House For Sale**

Wednesday, 19 June 2024

6 Baldwin Drive, Woodroffe, NT 0830

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 3**

**Area: 800 m2**

**Type: House**



Stewie Martin

**\$559,000**

Please copy and paste the following link for reports: <https://rb.gy/90w9tm> Discover the allure of 6 Baldwin Drive, an exquisite 5-bedroom, 1.5 bathrooms residence nestled in the vibrant heart of Palmerston City. Situated on an expansive 800sqm block, this tropical oasis boasts a fully air-conditioned, two-story abode that embodies the essence of Top End living. Outside, the property enchants with its sprawling fenced-in outdoor spaces. From the generous side-patio and entertainment area to the storage shed, lush front and back lawns, and a luxurious fenced-in swimming pool, every detail caters to the outdoor enthusiast. With ample room for a boat or caravan, courtesy of the lockable side access gate, this home is tailor-made for those who relish the Territory lifestyle. A convenient undercover carport and lengthy concrete driveway offer ample parking for gatherings or multi-car households. Step inside to discover a bright and inviting ambiance. A practical storage area beneath the solid timber staircase and an adjacent sizable laundry enhance functionality. The first floor accommodates two bedrooms, one of which can double as an air-conditioned gym or playroom, offering delightful views of the garden and pool areas. Ascend the staircase to be greeted by rustic timber floors and abundant natural light, creating a charming and cosy atmosphere. The heart of the home resides on the second floor, where a spacious kitchen, dining, and living area seamlessly flow onto the raised patio through full-length, bifold glass doors. Whether enjoying a morning cuppa or entertaining guests against the backdrop of a tropical sunset, the patio provides an idyllic retreat. Three generously sized bedrooms on this level offer picturesque views over the treetops, complemented by a modern bathroom and toilet. The stylish kitchen is equipped for daily living and grand gatherings, boasting a dishwasher, four-burner gas stove, ample countertop space, and accommodation for oversized fridges. Property Highlights: • Situated on an expansive 800sqm block, this property offers a lush and tropical retreat right in the heart of Palmerston City. • Enjoy fenced-in outdoor spaces including a generous side-patio, entertainment area, storage shed, and a luxurious fenced-in swimming pool, perfect for embracing the Territory lifestyle. • With an undercover carport and a lengthy concrete driveway, parking is never an issue, ideal for hosting gatherings or accommodating multi-car households. • This home creates a bright and inviting atmosphere, complemented by practical storage solutions and a sizable laundry area. • The property offers flexible living spaces, with two bedrooms on the first floor that can double as an air-conditioned gym or playroom, providing delightful views of the surrounding garden and pool areas. • Ascend the staircase to discover rustic timber floors and abundant natural light, creating a cosy and welcoming ambiance throughout the home. • The second floor features a spacious kitchen, dining, and living area that seamlessly transitions onto a raised patio through full-length, bifold glass doors, offering an ideal space for relaxation and entertainment. • Enjoy picturesque views over the treetops from three generously sized bedrooms on the second floor, complemented by a modern and newly renovated bathroom and toilet. • Fully equipped with essential appliances including a dishwasher, four-burner gas stove, and ample countertop space, the kitchen is designed for both daily living and grand gatherings. Key Neighbourhood Features: • Woodroffe Supermarket (290m) • Palmerston College (850m) • Good Shepherd Lutheran School (900m) • Sacred Heart Catholic Primary School (1.2km) • Woolworths Bakewell (1.7km) • Marlow Lagoon Recreation Area (2.3km) • Oasis Shopping Centre (3km) • Palmerston Golf & Country Club (3.3km) • Gateway Shopping Centre (4.9km) • Palmerston Regional Hospital (5.4km) Additional Information as follows: • Council Rates: Approx \$1,853 per annum • Year Built: 1985 • Planning Scheme Zone: Low Density Residential • Area under Title: 800sqm • Status: Vacant Possession • Rental Estimate: \$600-650 per week • Settlement Period: 45 days • Easements as Per Title: Sewerage Easement to Power and Water Authority