

6 Bergman Circuit, Katherine South, NT, 0850



House For Sale

Sunday, 25 August 2024

6 Bergman Circuit, Katherine South, NT, 0850

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Type: House



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Luxury Family Property in Sought after Location with MASSIVE WORK SHED and Pool

Welcoming 6 Bergman Circuit, Katherine South to the market.

Property Features:

Upstairs:

- 3 Spacious bedrooms all with split system air conditioning
- The main bedroom located near the front entrance of the home and is complete with an ensuite and walk-in robe
- The 2 bedrooms are complete with built-in robes
- Open Plan Living at its best! This floor plan provides a huge Kitchen, dining and living spaces
- The kitchen is complete with electric appliances, ample cupboard and bench, double sink looking onto the side verandah and walk in pantry
- Polished floor boards throughout the home
- The kitchen, living and dining areas are fitted with split system air conditioning, downlights and fans
- The main bathroom is complete with a separate shower and bath
- 2 x verandahs, one located at the front entrance and the second located at the side of the property
- Security Screens on doors and windows
- The hallway to the 2 bedrooms, separate toilet, bathroom and linen cupboard can be blocked off from the main living areas

Downstairs:

- 1 x room with air conditioning, great use for a study or office space
- Laundry / Store and Bathroom combined
- Fully fenced kidney shaped pool that is undercover
- Decking for entertainment around the pool area
- Undercover parking
- 2 x external stairs
- A HUGE 18.5 x 6 M workshed complete with 4 events on top of the shed, a Big Ass Fan, 2 roller doors for access into the shed, 1 entry point door, fully insulated, Concrete standard MPA - 25, ample electric outlets, single phase power (inground), Built in 2021, there is no shed in the residential area quite like this one!
- Undercover area is fitted with lights and fans for entertaining
- Low maintenance lawns
- Established garden Beds
- Huge 808m² corner block
- Located near the iconic HOT SPRINGS, Katherine South Primary School and across the road from "THE SPRINGS" apartments that is a gated complex rented to professionals.
- High Rental Potential
- Partly Fenced

Extra Details:

Council Rates: APPROX \$1700 p/a

Insurance: APPROX \$2200 p/a

Year Built: 2000

Move in at Settlement

Contact Ashleigh Chadwick on 0438 857 912 to arrange an inspection time TODAY!