

63 Sibbald Crescent, Woodroffe, NT 0830



House For Sale

Wednesday, 3 July 2024

63 Sibbald Crescent, Woodroffe, NT 0830

Bedrooms: 3

Bathrooms: 3

Parkings: 2

Area: 816 m2

Type: House



Ryan Rowsell
0478700844

\$520,000

Property Specifics: Year Built: 1993 Council Rates: Approx. \$1,948 per year Area Under Title: 816 square metres Rental Estimate: Approx. \$580 - \$620 per week Vendor's Conveyancer: Beth Saunders Conveyancing Preferred Settlement Period: 30-45 days from the contract date Preferred Deposit: 10% Easements as per title: None found Zoning: LR (Low Density Residential) Status: Vacant possession Pool Status: Compliant Solar: 4.5kw Australian made panels with Fronius inverter Elevated and breezy, with the park on your doorstep, family life flows easily through this 3-bedroom home. Walking to school through the park, a lovely safe yard for play and just moments from shops, cafes and transport. Features: - 3-bedroom elevated home in quiet, safe location - Breezy and open with dual aspect verandahs - Well-appointed bedrooms, all with built in storage - Spacious open plan living areas with timber flooring - Modern kitchen with full stainless-steel appliances - Safe, low maintenance lawn, perfect for play - Fully fenced spa pool - Ample options for entertaining - Potential to expand with your family - Centrally located; with family amenities all in within walking distance - Australian made solar panels with Fronius inverter warranty on inverter expires 20/12/2026 From the shady carport, we are welcomed up to an expansive verandah, a true extension to the living space, with lots of room for an outdoor lounge set-up. We step inside to the breezy, open living and dining area, washed with light and boasting beautiful timber floors. The kitchen then wraps to the lefthand side, with stainless steel appliances, lots of storage and a fantastic breakfast bar. Perfectly positioned to oversee smaller family members whether playing in the garden or living area. Glass sliding doors open to front and rear verandahs, carrying the breeze and opening the space to flow indoors and out. The sleeping quarters are then tucked away giving privacy. Bedroom 3 is a nice size with built in robe and sits just opposite the family bathroom. The bathroom is neatly finished with floor to ceiling tiling, glass walled shower and storage vanity. Bedroom 2 is spacious, with built-ins and a lovely picture window. The master is very well appointed, with excellent storage plus a neatly positioned en-suite with shower. Coming back to the living area, we step onto the rear verandah overlooking the spa pool and luscious, flat lawns. A great spot for entertaining guests of all ages! A staircase leads us down to the safely fenced spa pool and garden, then through to the laundry and combined shower room on the ground level. The surrounding lawns are flat and low maintenance, with a roller door shed then adding extra storage or a workshop space. This lovely, bright family home is warm and welcoming and not to be missed! To arrange a private inspection or make an offer on this property, please contact ryan.rowsell@raywhite.com 0478 700 844 at any time.