

**7 Dixon Road, Braitling, NT, 0870**



**House For Sale**

Saturday, 31 August 2024

7 Dixon Road, Braitling, NT, 0870

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Spacious Home with Pool & Modern Amenities

This freshly painted 4-bedroom, 2.5-bathroom residence combines modern comforts with spacious indoor and outdoor areas, making it the perfect choice for families or anyone in search of a well-maintained property. With an attractive exterior and a convenient layout, this home promises comfort, security, and practicality for its future owner.

The concrete horseshoe driveway leads to a double carport on the right-hand side of the property, providing secure parking with roller doors. Roller shutters on the street-facing windows ensure security, and the fully fenced backyard offers privacy in a space designed for relaxation and recreation. The property also features a sparkling inground swimming pool, perfect for cooling off on warm summer days, and lush, reticulated gardens.

The modern kitchen overlooks the open-plan living area and has plenty of storage and functionality, including a breakfast bar and a servery window for seamless indoor-outdoor entertaining. There is a large second living area with a guest toilet, great views of the backyard, and sliding doors leading to the veranda. All bedrooms are spacious with built-in robes, and the main bedroom offers a modern ensuite. Comfort is ensured with split system air conditioning throughout, along with evaporative cooling, providing a pleasant atmosphere all year round.

Other appealing features of the property include a powered and insulated shed with evaporative cooling and a lean-to exterior, providing a versatile space for a workshop or storage. Vehicle access via Bird Street offers easy entry to the backyard, catering to those with additional vehicles, a caravan, or trailers.

The property also addresses environmental considerations with a 4.5kWh PV solar panel system and solar hot water, reducing energy costs and promoting sustainability. Additionally, the inclusion of a water softener enhances the convenience and comfort of this well-equipped home.

Situated in the desirable Braitling area, this property offers an exceptional lifestyle, combining comfort, space, and modern amenities. Don't miss this opportunity to secure a home that caters to both your practical needs and your desire for leisure and relaxation.

- Freshly painted 4-bedroom, 2.5-bathroom house in Braitling
- Modern kitchen, open plan living & dining and a huge second living area.
- Split system air conditioning and evaporative cooling throughout
- Fully fenced backyard with inground swimming pool and reticulated gardens
- Powered and insulated shed with cooling and lean-to
- Double carport with roller doors, horseshoe driveway, and vehicle access gate
- 4.5kWh solar panels, solar hot water system & water softener
- Conveniently located with good street appeal and ample outdoor space

This property is a must-see, offering a fantastic opportunity for families or investors looking for a well-appointed and spacious home in a sought-after location. Contact Kura at 0437 366 265 to arrange an inspection or Lindsay at 0439 034 711.

o Land Size: 895sqm

o Council Rates: \$2,466.48 p/a

o Rental Estimate: \$750 - \$800 p/wk

o Year Built: 1980's approx.

o Easements: Nil - Refer to Certificate of Title

o Zoning: LR (Low-Density Residential)