

# 7 Rivergrass Circuit, Zuccoli, NT, 0832



## House For Sale

Saturday, 12 October 2024

7 Rivergrass Circuit, Zuccoli, NT, 0832

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Maria Kathopoulos  
0889306600

## Experience the Perfect Blend of Modern Design and Effortless Living

Discover this stunning home built in 2017 by the acclaimed Vanguard Homes, ideally suited for a professional single, couple, or young family. Designed for low maintenance, it offers a stylish and functional space where every detail prioritises comfort and convenience.

The modern kitchen is a highlight, featuring sleek stone benchtops, a 900mm gas cooktop and oven, a dishwasher, and a spacious pantry, ensuring that cooking is a joy. The kitchen seamlessly flows into the open-plan living area, adorned with roller blinds throughout, which extends effortlessly to a private undercover patio. This outdoor oasis is perfect for relaxation or entertaining, surrounded by low-maintenance gardens and a lush lawn. Plus, for your furry friends, there's a convenient doggy door.

The master bedroom serves as a tranquil retreat, complete with a luxurious ensuite and a generous walk-in robe. The two additional bedrooms are spacious enough for queen-sized beds, each equipped with built-in robes, providing ample comfort for family or guests. A study alcove near the entrance offers a peaceful nook for working or studying from home.

The modern main bathroom is designed to impress, featuring both a separate shower and a bath for added relaxation. A unique feature of this home is the air-conditioned garage, perfect for keeping your vehicles cool, working on projects, or storing items in a climate-controlled environment. The garage also houses the laundry and provides additional storage space.

Enjoy energy efficiency with solar panels and the fully fenced backyard ensures privacy and safety for children and pets. This exceptional home won't last long!

Located directly across from serene parklands, you'll have access to beautiful walking trails, outdoor workout areas, BBQ spots, and peaceful gardens. With convenient proximity to public transport, Zuccoli shopping centers, IGA, schools, and a variety of amenities, this home truly has everything you need right at your doorstep.

### About the property:

Area under title: 360 metres square

Area under roof: 177 metres square - Occupancy permit issued 23/11/2017

PV Solar panel - Occupancy permit issued 07/09/2018

Year built: 2017 by Vanguard Homes

Council rates: \$1,948.00 per annum

Currently tenanted to 11/11/2024 @ \$620 per week

Current market rent \$780.00 per week

Easements: None found