

7 Ward Road, Lloyd Creek, NT 0822

CENTRAL

House For Sale

Sunday, 23 June 2024

7 Ward Road, Lloyd Creek, NT 0822

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 2 m2

Type: House



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Price Guide \$725,000

Text 7WAR to 0480 001 403 for more property information

Positioned on a generous corner allotment with access via Monaghan Road, this property has a fully fenced perimeter with a formal front gated entry point that winds past towering native timbers on the way through to the lush green lawns and tropical gardens that encircle the home. There is side carport parking for at least 4 with plenty of room for the boat, tractor and trailer as well. Perfectly set up for the entertainers, there are fairy lights strung through the native timbers over an outdoor dining table. Nearby is the fire pit, perfect for these cooler dry season days, and in front of the home is a grassy space for a game of backyard cricket with a rockery outpost and a vantage point from the balcony for the spectators to engage. The home has huge twin verandas spanning the length of the home that overlook the grassy tropical green belt. Inside is a large light filled living and dining room with tiled flooring underfoot and split A/C as well. The kitchen has a breakfast bar seating area with ample built in storage space and prep areas to work from along with a pantry and overhead storage space. The master bedroom includes a sliding door through to the verandah plus an ensuite bathroom and a walk in robe. 2 additional bedrooms include louvered windows that let through the gentle breezes. The main bathroom includes the laundry amenities and two way access to the verandah making it a great guest bathroom and functional wet room. A short drive around the corner will have you at Humpty Doo shops and all amenities. What we love about this opportunity:

- Immaculate and modern three bedroom 'turn key' residence
- Semi elevated energy efficient design
- Master bedroom includes walk in robe and ensuite bathroom
- Sliding door from the master bedroom through to the back verandah
- Kitchen has an island bench with breakfast bar seating
- Large kitchen with a bounty of storage space and prep areas to work from
- Light filled living, dining and kitchen areas with tiled flooring and split A/C
- Two additional bedrooms each with banks of louvers to let through the gentle breeze
- Verandahs span the length of the home front and back overlooking the lawns, providing shade, helping cool the home and offer the perfect place to relax or entertain
- Native bushland belt around the home with grassy areas for the kids or pets
- Tropical gardens screen the home from the street
- Side carport parking runs the width of the home offering parking for at least 4
- Fairy lights strung through the treetops - stunning for a BBQ or event
- Fire pit for those cooler nights roasting marshmallows
- Grassy lawns - perfect for a game of boche or cricket or the kids/pets to roam free
- Picture perfect move in ready home with a great design and lifestyle aesthetic

Around the Suburb:

- Rural lifestyle address less than 10 minutes from Humpty Doo Shops
- Less than 20 minutes from Coolalinga Shops
- Quiet location with large lots of land and friendly owner occupier neighbours

If you've been looking to get your family into the rural area with a property that requires zero work then here it is....

Council Rates: \$1,437 per annum (approx.)
Date Built: 2017
Area Under Title: 2 hectares
Zoning Information: RL (Rural Living)
Status: Vacant possession
Easements as per title: None found