

**70 Callistemon Drive, Katherine, NT 0850**



**House For Sale**

Friday, 3 May 2024

70 Callistemon Drive, Katherine, NT 0850

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 840 m2**

**Type: House**



Ashleigh Chadwick  
0438857912



Nathan Franklin  
0407330252

## Offers Over \$359,000

Nestled in Katherine East, 70 Callistemon Drive presents an enticing opportunity—a charming 3-bedroom, 1-bathroom ground level brick home boasting modern comforts and a range of appealing features. This property showcases a renovated kitchen, thoughtfully designed by Custom Cabinets, and a bathroom upgraded by a local plumber in 2016. Solar enthusiasts will appreciate the 4.5kw Country Solar NT system, installed in 2016 and still returning an impressive 1:1 on electricity payments. Entertainment options abound, with tiled interiors flowing into spacious living areas and a large entertainment zone ideal for gatherings. Enjoy the convenience of split system air conditioners throughout the home, ensuring year-round comfort. Step outside to discover a large, low-maintenance front yard and backyard—perfect for outdoor activities or simply relaxing in the open air. A sizable shed adds versatility to the property, boasting dimensions of 6m x 9m with two bays, along with a 3m x 3m covered car park. Additional benefits include recent pest treatments (August 2023) and a steady rental income of \$450 per week, currently on a periodic lease until March 22nd, 2024. For those seeking a smart investment or a new place to call home, don't miss out on this unique opportunity. Contact Ashleigh David at Elders Real Estate today for a viewing—0438 857 912.