

**71 Giles St, Katherine, NT, 0850**



**House For Sale**

Sunday, 25 August 2024

71 Giles St, Katherine, NT, 0850

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Ashleigh David

## **Family Friendly Home awaiting a new owner!!**

Welcome to 71 Giles Street, Katherine North - Where Immaculate Gardens Meet Poolside Luxury

Nestled in the heart of Katherine North, this remarkable property presents an unparalleled family living experience.

This elevated home has been meticulously cared for, boasting a commanding view of the serene Katherine River Reserve. With a perfect blend of space, style, and functionality, this residence offers a lifestyle that embraces both relaxation and entertainment.

### **Key Features:**

#### **Immaculate Gardens and Pool:**

Step into a world of beauty and tranquility as you're greeted by meticulously landscaped gardens that surround the property. The in-ground pool becomes the centerpiece of outdoor enjoyment, offering a refreshing oasis on warm days. Whether it's a quiet evening or a lively gathering, the private entertaining area, complete with a built-in BBQ, fridge, and TV, promises hours of enjoyment under the vast Top End skies.

#### **Spacious Family Living:**

This spacious home caters to every family's needs. Upstairs, three generously sized bedrooms provide comfortable sanctuaries, while an additional modern office or nursery offers versatility to the layout. The extra-large lounge room becomes a hub for relaxation, featuring sliding door access to a full-length decked verandah. Begin your mornings with coffee overlooking the natural beauty of the Katherine River Reserve, and unwind on lazy Sundays with the gentle breeze soothing your senses.

#### **Upgraded Features:**

The heart of this home lies within its upgraded features. The kitchen boasts modern amenities, including gas cooking and ample storage, catering to the needs of culinary enthusiasts. Similarly, the bathrooms have been thoughtfully upgraded to offer both elegance and convenience, enhancing your daily living experience. The entire home enjoys the comfort of split-system air conditioning, ensuring a pleasant atmosphere year-round.

#### **Entertainment Haven:**

The lower level of the home surprises with a separate AC room and a second bathroom, adding convenience and privacy. With its direct access to the inviting poolside area, this space becomes an entertainment haven, ideal for hosting friends and family. The landscaped, low-maintenance gardens provide an enchanting backdrop for all your outdoor activities. The automatic watering system keeps the lawns and garden beds lush and vibrant.

#### **Practical Additions:**

Completing the picture, this property offers a lock-up store room, downstairs laundry, and a double carport under the home. Additional shade sails extend parking capacity for two more vehicles. The concrete driveway, well-fenced perimeter, and side-roller gate access ensure security and convenience.

This immaculate property is available for vacant possession, allowing you to make it your own without delay. To experience the essence of Top End living at its finest, contact Ashleigh on 0438 857 912 to arrange a viewing. Don't miss the chance to secure a lifestyle where pristine gardens meet poolside luxury.