

**8 Minorelli Court, Gray, NT, 0830**



**House For Sale**

Thursday, 29 August 2024

8 Minorelli Court, Gray, NT, 0830

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Discover Your Dream Home: Tropical Oasis Awaits at 8 Minorelli Court, Gray!

Experience the ultimate in low-maintenance living at 8 Minorelli Court, Gray! This stunning 3-bedroom, 2-bathroom property, built in 1990, sits on an impressive 808m<sup>2</sup> block, offering a perfect blend of comfort, privacy, and convenience. Step into your own private paradise, where lush, established gardens create a beautiful tropical escape. The ground-level home features an updated kitchen, a renovated modern bathroom, and three well-appointed bedrooms. Full-length front and rear verandahs take full advantage of the property's manicured lawns and gardens, providing ample space for relaxation and entertainment.

Cool off in your very own saltwater pool, surrounded by thick tropical gardens for complete privacy. The fenced inground pool is accessible via a paved terrace with a shade sail, perfect for alfresco dining and poolside gatherings. Enjoy the best of both worlds with this property's convenient central location. It's just a short walk to Gray shops, supermarket, local schools, and Palmerston Shopping Centre, ensuring you have everything you need within easy reach. The home also backs onto a park, with no rear neighbors, creating a peaceful and tranquil atmosphere.

Key features include an easily maintained property with low-maintenance gardens, a lovely saltwater pool for endless summer fun, and a quiet area with a park at the rear, enhancing the serene setting. The updated kitchen boasts modern cabinetry and a dishwasher, while the renovated bathroom features stylish floor-to-ceiling tiles. Each of the three good-sized bedrooms captures private garden views, and the property includes a double carport plus extra off-street parking. With a solar-powered hot water system for added efficiency, this home is as practical as it is beautiful.

Status: Owner Occupied

Area Under Title: 808m<sup>2</sup>

Under roof: 104m<sup>2</sup>

Year Built: 1990

Easements as per title: None Found

Zoning: LR (Low Density Residential)

Council Rates: Approx \$1850 pa

Rental Estimate: \$580 - \$630 per week

Vendor's Conveyancer: Tschirpig Conveyancing

Preferred Settlement Period:

Preferred Deposit: 10%

- Spacious 3 bedrooms with garden views
- Fenced inground pool
- Double carport
- Rear verandah with alfresco kitchen
- Open-plan living/dining area
- Established tropical gardens
- Updated kitchen
- Close to shops, schools, and parks

Call to inspect with the JH Team today!