

**81 Farrar Boulevard, Farrar, NT 0830**

**House For Sale**

Thursday, 7 March 2024



81 Farrar Boulevard, Farrar, NT 0830

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 764 m2**

**Type: House**



Jacob Reynolds

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## PRICE GUIDE \$550,000

Welcome to your dream family home! Nestled on a generous 764m<sup>2</sup> block, this beautiful lowset residence, crafted by GJ Gardner Homes, is a haven of comfort and style. Boasting a freshly painted interior and exterior, this property offers an inviting atmosphere from the moment you arrive. Externally, this home impresses with its practicality and charm. A spacious double carport and side access provide ample room for vehicles, while the expansive outdoor entertaining area beckons for gatherings with loved ones. Relax and unwind in the in-ground chlorine spa, enveloped by lush tropical plants and sprawling lawn space. Plus, a convenient additional shed ensures ample storage for all your needs. This enchanting property also boasts full irrigation, ensuring lush greenery year-round, along with the exciting potential for a double carport and patio extension, promising even more convenience and leisure opportunities for your family to enjoy. Step inside to discover a spacious open-plan layout that effortlessly combines the living, dining, and kitchen areas. The kitchen is a chef's delight, featuring ample storage space within its abundant cabinetry. Stay comfortable year-round with split system air conditioning and ceiling fans throughout. This home offers three bedrooms, each adorned with built-in robes, with the master bedroom boasting its own ensuite for added luxury. Situated in an ideal location, this property offers easy access to all amenities. Just a short drive away, Palmerston Shopping Centre caters to your retail needs, while esteemed educational institutions such as Bakewell Primary School, MacKillop Catholic College and Palmerston College are within easy reach. Enjoy leisurely strolls in nearby parklands and play areas, or take advantage of quick highway access for effortless commutes to Darwin City and the airport. Year Built: 2003 by GJ Gardner Homes Council Rates: \$1971.81 per year Area Under Title: 764m<sup>2</sup> Rental Estimate: \$650-\$700 per week Vendor's Conveyancer: Platinum Conveyancing Preferred Settlement Period: 30 Days Preferred Deposit: 10% Easements as per title: Sewerage Easement to Power and Water Zoning: Low Density Residential Status: Vacant - Situated on a 764m<sup>2</sup> block in a great location - Large double carport and side access - Split system air conditioning and ceiling fans - In ground spa and outdoor entertaining area - Freshly painted inside and out - Master with ensuite - Parklands nearby - Close to local schools and shopping Call to inspect with The JH Team today!