

**22 Bougainvillea Ave, East Side, NT 0870**

**Sold - 17/04/2025**

House 4 2 3



## Beautifully Renovated Home, Workshop and Opportunity

This superbly presented, fully renovated home on a sprawling 1,020m2 allotment is a golden opportunity for the savvy buyer - whether you're looking to settle into an effortless lifestyle with the added advantage of a high-clearance workshop or to explore the potential for a lucrative duplex (subject to DCA approval).

**Open for Inspection**

By Appointment.

- Fully renovated home on 1,020m2 block
- Easy-care tiles & air-con throughout
- Open-plan living, dining, & kitchen area
- Kitchen: timber benches, 4-door pantry
- Induction cooktop, oven, & dishwasher
- 4 beds, tiled floors and split system AC
- 2 bathrooms with 2 WC, and a moulded bathtub inside the home -
- New windows, safety glass, Crimsafe screens
- New roof sheets with double insulation
- Solar power & solar hot water, modern laundry
- 77m2 (7x11m) high-clearance workshop
- Polished concrete, light, power, steel frame, WC
- Ample off-street parking in the gated driveway
- Large, fully fenced, low-maintenance yard
- Expansive patio with high-clearance roof
- Great location close to schools & IGA
- Potential for a duplex (DCA approval needed)

With a brand-new kitchen and bathrooms, new tiling throughout and split-system air conditioning in all rooms, this home is ready to enjoy from day one. The open-plan living area, styled with a fresh, modern look, offers a comfortable space for relaxing, while the designer combines striking elegance and function with timber waterfall benches, a breakfast bar, a four-door pantry, electric cooking, and a dishwasher.

Completing the layout are four bedrooms—offering versatility for a growing family—two stunning, fully-tiled bathrooms, one with a moulded bath for soaking in, and a modern, practical laundry room.

### Listed By

Dominic Miller

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Floorplan



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