

22 Kakadu Pde, Gunn, NT 0832

Sold - 29/08/2024

House 3 2



## Parks, lakes and shops, all nearby.

Gunn is one of the most popular suburbs in Palmerston, and it's easy to see why as it neighbours the Palmerston CBD and includes the amazing Sanctuary Lakes, famous for feeding the ducks and a great place to take the kids to play on the equipment or kick a footy. With easy access to the Palmerston city and all of the amenity it has to offer, this property is both well located and family friendly.

### Open for Inspection

By Appointment.

This home is designed to maximise space with the kitchen being in the center of the home and has dual entry ways with the living and dining areas branching out from there. This provides a blank canvas and maximum flexibility when it comes to furniture layout. The main bedroom is a generous size and includes a walk-in robe and an ensuite. The other 2 bedrooms include built in robes and are close to the main bathroom. The home is air conditioned and tiled throughout and includes a full sized internal laundry and a generous linen cupboard for extra storage.

### Features include:

- \* Fantastic family orientated location
- \* Across the road from a park
- \* Central kitchen with dishwasher
- \* Close to Sanctuary Lakes.
- \* Fully airconditioned and tiled throughout
- \* Ensuite off the main bedroom
- \* Multiple living areas with flexibly furniture layouts

This is great opportunity for a young family to get out of the rental trap and into their own home. Close to childcare, a primary school and the Oasis shopping center, it is hard to ignore the convenience of this location. This property ticks a lot of boxes and is well worth the inspection.

Area under title: 480m<sup>2</sup>

Year Built: 2000

Planning Zone: LR - Low density Residential

Easements: Sewerage Easement to Power and Water Authority

Electrical supply easement to Power and Water Authority

Council Rates: \$1,850 per year (approx)

### Listed By

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