

31 Gilbert Pl, Larapinta, NT 0875

\$365,000

House 3  1 



## Excellent Starter Home

This sturdy family home is in a private cul-de-sac location near the end of Gilbert Place. On a periodical lease this home is showing a solid return on investment of \$530.00 per week. Or move in and call it home!

Throughout all the living and dining areas the home features easy care ceramic tiling, vertical blinds and lots of natural light. It boasts a full-sized kitchen with gas cooking, breakfast bar, dishwasher and easy access to the adjacent laundry room.

There is a family sized bathroom and separate toilet close by the bedrooms. All three bedrooms come with custom built-in robes and the main bedroom has a bonus split system reverse cycle air conditioner. Evaporative air conditioning has been ducted throughout and one split system has been installed. There is a gas outlet for cozy winter warmth.

A glass sliding door leads from the living room to the covered outdoor patio, the preferred spot for sitting out and enjoying the sunshine and fresh air.

Both the front and back yards are a blank canvas with potential to create the garden of your dreams. The green house and garden shed will get you started!

There is a single carport at the front.

- Solid built house at end of cul-de-sac
- Council rates \$2,128.51
- Rental return \$530.00 per week, periodic lease
- Evaporative ducted air, one split system, solar hot water
- Solid built house at end of cul-de-sac
- All three bedrooms built in robes, carpet

### Open for Inspection

By Appointment.

### Listed By

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