

9 Ashwin St, Gillen, NT 0870

\$439,000

House 3  1  2 



## Neat as a pin, family home on a sizeable block

Lovingly held by the same family since Brand New, this well-maintained clay-brick home is ready for a new family. Set on a large 1,140m2 allotment, this neat and tidy home is ready to enjoy today with exciting future potential, with room for duplex development (subject to DCA approval).

**Open for Inspection**

By Appointment.

- Long-held family home on 1,140m2 block
- Updated paint & flooring – move-in ready
- Duplex development potential (STCA)
- 3 beds with BIR + 1 bath + separate WC
- Combined living & dining, separate kitchen
- Large laundry + multipurpose utility room
- Security roller shutters + fans + cooling
- Double garage + workshop + tool shed
- Covered patios front & back, fenced yards
- Walk to schools, buses, Gillen Club, shops
- Fantastic first home with future potential

Freshly painted with new carpet in the bedrooms and timber-look flooring in the living area, this home is move-in ready with scope to enhance with your own personal touches. The layout comprises three bedrooms with built-in robes, a family bathroom with bath, separate shower recess and toilet, a combined living and dining room flowing to a good-sized separate kitchen and laundry room. A utility room adjoining the laundry adds versatile functionality—perfect as a walk-in pantry, a spot for an extra freezer, or simply additional storage space.

Additional features include ceiling fans, along with roller shutters on the living room and bedroom windows for enhanced privacy and security. Parking is a breeze with a carport, a garage, plus the workshop is the perfect hobby space. There is also a high clearance carport for your caravan.

Covered patios front and back offer shady retreats for barbeques or relaxing while you watch the kids play. With plenty of established lawns in the fully fenced yards, it's easy to get the kids off their screens and into the fresh air for a game of footy or to play fetch with the dog.

Ideally situated in Gillen, this home offers fantastic conveniences for families, with primary schools, a preschool, and Centralian Middle School nearby. The Gillen

### Listed By

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## Floorplan



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

**9 Ashwin Street, GILLEN**