

9 Coolibah Cres, East Side, NT 0870

\$419,500

House 3  1 



## A Hidden Gem in a Leafy Setting

Nestled amongst leafy serenity in the ever-popular East Side, this solidly-built, double-brick home offers comfort and room to grow.

- Solid, double-brick home on a leafy block.
- Freshly painted interiors, open-plan living
- Kitchen: new benches & doors, upright stove
- 3 bedrooms with built-ins + 1 bath, separate WC
- Split-system air-con + fans + evaporative cooling
- Internal laundry room + blinds throughout
- Crimsafe on all opening and non opening windows
- High-clearance workshop in the fully fenced yard
- Dedicated cool room with a new compressor
- Paved patio for entertaining, ample off-street parking
- Established trees creating a shady retreat
- Walk to schools, the uni, parks, IGA, Club Eastside
- Fabulous home with charm and practicality

**Open for Inspection**

By Appointment.

Freshly painted and full of potential, the open-plan layout includes a welcoming living and dining area and a functional kitchen with brand-new benchtops and doors. Overlooking the dining zone, it's ready for everyday cooking with ease. There's plenty of scope to personalise the space with your choice of flooring, whether you prefer carpet, tiles, or timber-look floating floors.

Three good-sized bedrooms all feature built-in robes, while the family bathroom is complemented by a separate toilet and an internal laundry. With split-system air conditioning, ceiling fans, and evaporative cooling, you'll be comfortable through every season.

The large, high-clearance workshop offers a functional space for tradies and tinkerers alike, while the unique feature of a dedicated cool room – complete with a new compressor, yet to be fitted – is ideal for anyone needing temperature-controlled storage. Whether you're preserving produce, storing supplies, or planning your next big event, this is a practical addition to the home.

Shut the front gates and be instantly transported to your own private forest, where tall trees create a canopy of shade and serenity. Relax on the paved patio with a cool drink, surrounded by nature in the fully fenced yard with plenty of room for the kids, pets, and your creativity to run free.

The fabulous East Side location adds to the appeal, with schools, the university, parks, the IGA, and Club Eastside all within easy walking distance.

### Listed By

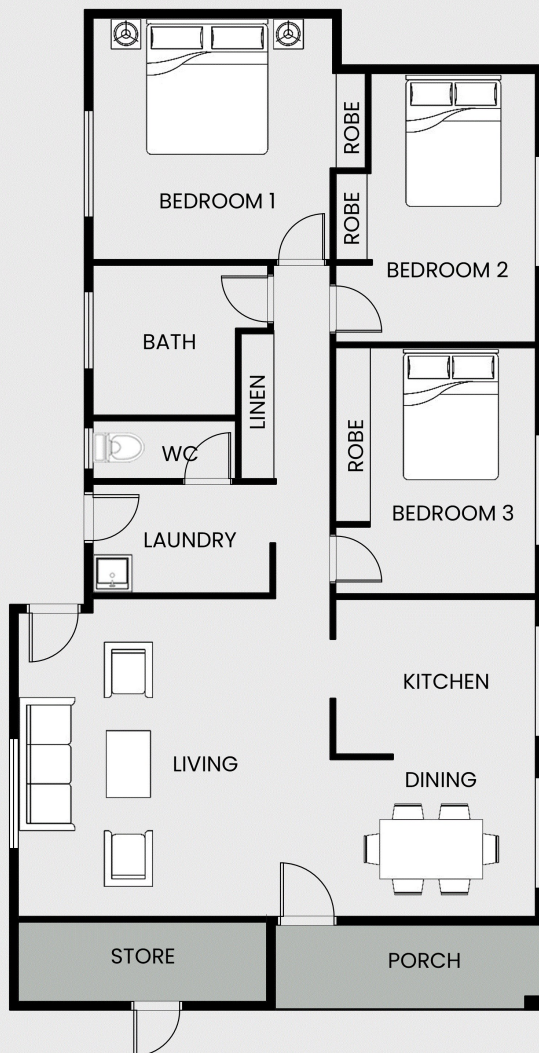
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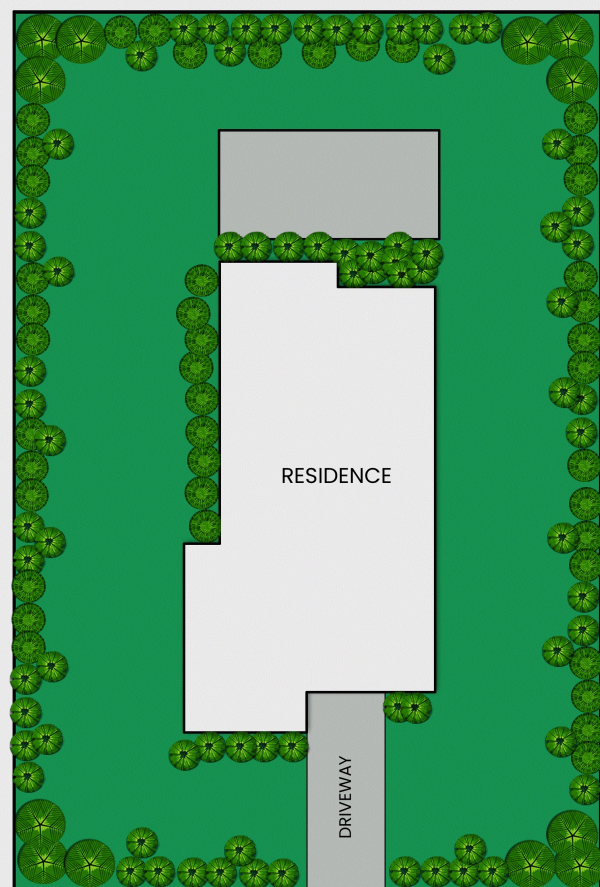




## Floorplan



FLOOR PLAN



SITE PLAN

