



**14 Francis St, Gillen, NT 0870****Sold - \$379,000**House 3  1 **FAMILY-FRIENDLY ON FRANCIS!**

Located in a quality, family-friendly street is this government-designed home, one of the best of its era, ready for a new chapter, and with plenty of potential to shine and be rejuvenated by new owners.

- Family-friendly, superb first home buyer opportunity
- Quality neighbourhood, fully fenced 811m2 block
- 3 bedrooms with built-ins, one-bathroom, separate toilet
- Renovated kitchen with stainless steel appliances
- North facing covered patio perfect for winter sunshine
- Evaporative cooling, split system A/C x 3, ceiling fans
- New front fence with electric gate, abundant onsite parking

- Solar hot water, diamond-mesh security grills, garden shed
- Walk to local schools, IGA, parks, Gillen Club + 7 mins to CBD
- First home buyer stamp duty concessions expire on June 30

The property comprises three bedrooms with built-ins and all with range views, bathroom with separate bath and shower plus separate toilet, renovated kitchen, open plan living and dining, front verandah, north facing rear patio, separate laundry, storeroom behind master bedroom that could be converted to walk-in robe/study/ensuite, plus abundant onsite parking on a fully fenced 811m2 block.

Existing features include solar hot water, diamond mesh security grills, stainless steel appliances in the sparkling kitchen, new front fence with electric gate, split system air-conditioning in main living and two bedrooms, and lock up garden shed.

This has been a tenanted investment and needs a little TLC and a few cosmetic enhancements to enhance appeal and value; but the structure, design, and bones are good, and the garden is a blank canvas for you to create an amazing entertaining area, put in a pool and/or large shed...it's a sought-after location, so overcapitalising isn't an issue.

Within walking distance to local schools including Bradshaw Primary, Gillen Primary School, Araluen Christian College, IGA, Gillen Club and sporting fields, plus just seven minutes' drive into the city centre - this is a sought after location, somewhat an 'education hub' that many families wish to buy into.

**Listed By**

Dominic Miller

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**Open for Inspection**

By Appointment.

