



12 Bowman Cl, Araluen, NT 0870

Sold - 6/12/2023

House 3  2 



## Sought After Location

An immaculately presented solid brick home nestled in a superb court location with outstanding, low maintenance gardens. There's no lawn mowing needed here and enough outdoor space for the largest of garden parties!

The open plan but versatile floor plan offers three distinct living areas, three bedrooms, two bathrooms and a seamless, well-designed gas kitchen.

A wide ceramic tiled entry continues through the home leading to the large family/dining area at the rear. Two separate, front living areas are carpeted and will suit families with different interests and needs.

The crisp, all white kitchen with timber trim and earth toned counter tops has had a recent upgrade with new cabinetry, new sink, new oven, and grill. There is a beckoning entertaining breakfast bar, dishwasher, and garden views.

The main bedroom suite is at the front of the home and offers a convenient walk-in robe and ensuite bathroom. The family bathroom, positioned between the two minor bedrooms at the rear, is a terrific size and offers a full-size bath, vanity, and shower recess. The toilet is separate.

Terracotta toned trim and décor compliments the fresh white appeal throughout the home. There is a combination of curtains as well as vertical and roller blinds. Split system reverse cycle air conditioning feature in all rooms and there is a 6.6kw solar and 10kw battery system installed for your benefit! A home security system is a bonus.

The sweeping front driveway and double carport is fully concreted while the established front yard is lush, green, and low maintenance. Designer paving sets the scene in the back garden, along with fruit trees, specific designed garden beds, gazebo, and a built-in shaded BBQ area.

Outdoor entertaining will be a breeze under the outdoor verandah, accessed via large glass sliding doors off the family/dining room.

This 943 sqm allotment is tucked away at the end of the cul-de-sac surrounded by other quality homes in this private and sought after location.

- Terrific family home in private, sought after location  
- Three separate living areas, modern gas kitchen

## Listed By

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