

2/8 Hawkins Ct, Gillen, NT 0870

Sold - 28/11/2023

Unit 3 2 2



## Smart 'As New' Duplex

Oh, so convenient, oh so close to town! This near new duplex will suit home buyers looking for modern, comfortable living with all the attributes of a home but without the upkeep of a large back yard.

There is wide driveway access with a lockable, sliding front gate providing ultimate privacy and security. The high gable, double carport is only a few steps from the front door which is especially convenient when bringing in the shopping or offloading passengers.

The front entrance leads to the spacious, open plan living, dining and kitchen areas. Quality timber look ceramic tile flooring has been laid throughout except the bedrooms that are carpeted and the bathrooms are fully tiled.

An island bench is well placed in the entertainer kitchen that also features a Miele dishwasher, gas cooktop and electric under bench oven, rangehood, pantry and overhead cabinets.

The main bedroom is a great size and features a walk-in robe and a fully tiled, neutral toned ensuite bathroom. The similar main bathroom has the added benefit of a bath as well. A third bedroom or study is always of benefit.

There is a large sliding glass door from the designated dining area to the outdoor entertaining patio and BBQ area. While away the evenings, relaxing and enjoying the moment outdoors!

With its smart, user-friendly floor plan and Hardi Matrix designed exterior cladding it is sure to be an eye pleaser. Leased at \$610.00 per week until April'24.

Book a viewing soon!

- Attractive 'As New' duplex positioned close to town
- Secure front sliding gate and fully fenced surrounds
- Entertainer kitchen with island bench, Miele dishwasher
- Both bathrooms fully tiled, and there is a bath!
- Open plan living and dining. Outdoor entertaining

### Listed By

Gail Tuxworth

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### Open for Inspection

By Appointment.





This floor plan illustrates a 3-bedroom residential property. The layout includes a large front-facing CARPORT, a VERANDAH, and a central LIVING area. The KITCHEN is equipped with a refrigerator (REF) and a sink. The DINING area is adjacent to the kitchen. The LIVING area features a fireplace and a bay window. The PORCH is located at the front entrance. The bedrooms are labeled BED 1, BED 2, and BED 3/STUDY. The bathroom (BATH) includes a bathtub, toilet, and sink. The ENSUITE is located near BED 1. The LAUNDRY room has a sink and a washing machine. The WIR (Wardrobe) is located near the ENSUITE. The ROBE is located near BED 2. The LINEN closet is located near the BATH. The WC (Toilet) is located near the BATH. The floor is covered in tiles, and the walls are painted in a light color.

Rooms and areas shown:

- ENSUITE
- BED 1
- VERANDAH
- WIR
- BATH
- LINEN
- WC
- REF
- DINING
- KITCHEN
- LAUNDRY
- ROBE
- BED 2
- BED 3/STUDY
- LIVING
- PORCH
- CARPORT

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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