

12 Sabal Pl, Durack, NT, 0830



House For Sale

Thursday, 29 August 2024

12 Sabal Pl, Durack, NT, 0830

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Type: House

A Rare Opportunity to Own a Slice of Durack Paradise

Nestled in one of Palmerston's most sought-after suburbs, this delightful 4-bedroom, 2-bathroom home on a generous 700m² block offers the perfect blend of suburban bliss and modern convenience. With a pool, solar hot water system, and a mix of gas and electric appliances, this property is designed for a lifestyle of ease and enjoyment. Backing onto natural bushland, it combines the joys of family living with contemporary design.

The spacious and bright interiors feature a contemporary kitchen that is a chef's delight, boasting ample storage space and a cheerful ambiance that seamlessly connects to the dining area and two separate living spaces. The master suite offers a luxurious retreat with a walk-in robe and ensuite. Two additional bedrooms include built-in robes, and all four bedrooms are fitted with air conditioning to ensure comfort throughout the year.

Everything here has a place and is in its place. The front and back yard hosts low maintenance fully automatic irrigated gardens, room for the kids to play and space for the trampoline or the swings, with rear gated access to the native bushland area. The outdoor area has been thoughtfully designed to create a lush green garden that offers a tropical and private feel, perfect for all family members to enjoy. The open-plan living arrangement enhances the sense of space, making it ideal for family gatherings.

Additionally, the property features a large 6.5 x 5m fully coded shed, with abundant lights, fans and entertainment, built for storage, workshop, man-cave or extra kids play area. This brand new shed with power provides ample space for various uses.

The surrounding area is rich in amenities, with a variety of parks and lakes perfect for leisurely walks with children and pets. Families will appreciate the closeness to quality schools and shopping centres, along with easy access to Tiger Brennan Drive for commuting to the city. The established community in Durack fosters a family-friendly atmosphere, making it a welcoming environment for all.

Golf enthusiasts will love the short walk or golf buggy ride to Palmerston Golf and Country Club for dinner or a round of golf. This proximity adds an extra layer of leisure and convenience to the property's already impressive list of features.

Seize this incredible opportunity to embrace the vibrant lifestyle that Durack has to offer! Contact us today to schedule your private inspection and take the first step toward making this stunning family home your own.

Status: Owner Occupied

Area Under Title: 700m²

Under roof: 187m²

Year Built: 1998

Easements as per title: None Found

Zoning: LR (Low Density Residential)

Council Rates: Approx \$1900 pa

Rental Estimate: \$630 - \$680 per week

Vendor's Conveyancer: Platinum Conveyancing

Preferred Settlement Period: 30-60 Day

Preferred Deposit: 10%

- 4 bedrooms - 2 bathrooms spacious layout
- Features a saltwater pool
- Brand new shed with power
- Solar hot water system
- Air-conditioned

- Double undercover parking
- Established family-friendly neighborhood
- Close to quality schools, shopping centers, parks

Call to inspect with the JH Team today!