

**22 Bougainvillea Avenue, East Side, NT, 0870**



**House For Sale**

Thursday, 14 November 2024

22 Bougainvillea Avenue, East Side, NT, 0870

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Type: House**

## Beautifully Renovated Home, Workshop and Opportunity

This superbly presented, fully renovated home on a sprawling 1,020m<sup>2</sup> allotment is a golden opportunity for the savvy buyer - whether you're looking to settle into an effortless lifestyle with the added advantage of a high-clearance workshop or to explore the potential for a lucrative duplex (subject to DCA approval).

- Fully renovated home on 1,020m<sup>2</sup> block
- Easy-care tiles & air-con throughout
- Open-plan living, dining, & kitchen area
- Kitchen: timber benches, 4-door pantry
- Induction cooktop, oven, & dishwasher
- 4 beds, tiled floors and split system AC
- 2 bathrooms with 2 WC, and a moulded bathtub inside the home -
- New windows, safety glass, Crimsafe screens
- New roof sheets with double insulation
- Solar power & solar hot water, modern laundry
- 77m<sup>2</sup> (7x11m) high-clearance workshop
- Polished concrete, light, power, steel frame, WC
- Ample off-street parking in the gated driveway
- Large, fully fenced, low-maintenance yard
- Expansive patio with high-clearance roof
- Great location close to schools & IGA
- Potential for a duplex (DCA approval needed)

With a brand-new kitchen and bathrooms, new tiling throughout and split-system air conditioning in all rooms, this home is ready to enjoy from day one. The open-plan living area, styled with a fresh, modern look, offers a comfortable space for relaxing, while the designer combines striking elegance and function with timber waterfall benches, a breakfast bar, a four-door pantry, electric cooking, and a dishwasher.

Completing the layout are four bedrooms—offering versatility for a growing family—two stunning, fully-tiled bathrooms, one with a moulded bath for soaking in, and a modern, practical laundry room.

This home's thoughtful upgrades go beyond aesthetics. Solar power, solar hot water, new roof sheets, earth wool insulation batts and Ametalin foil insulation, help keep the bills down and ensure year-round comfort, while newly installed safety glass windows and Crimsafe security screens provide peace of mind.

For those with a passion for machinery, the standout addition is the impressive 77m<sup>2</sup> high-clearance shed and workshop, ideal for a home business, DIY projects, or securely parking the caravan. With polished concrete floors, roller door access, full lighting, power, and a toilet, this versatile space is designed to work as hard as you do.