

**34 Reuben Avenue, Berrimah, NT, 0828**



**House For Sale**

Wednesday, 8 January 2025

34 Reuben Avenue, Berrimah, NT, 0828

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Type: House

## Modern Elegance Meets Ultimate Convenience – Discover 34 Reuben Avenue!

Step into a world of luxury and modern elegance at 34 Reuben Avenue, Berrimah! This spectacular four-bedroom home, crafted by the renowned Halikos Developments PTY LTD in 2019, is a true gem that promises to elevate your lifestyle. Spanning an impressive 267.25 m<sup>2</sup> under roof on a generous 556 m<sup>2</sup> lot, this property is designed for those who crave both sophistication and comfort.

Imagine waking up in one of the two spacious master bedrooms, each featuring its own lavish en-suite bathroom—a perfect sanctuary for relaxation after a long day. The heart of this home is the gourmet indoor kitchen, a culinary paradise equipped with electric cooking, stunning stone benchtops, and abundant storage that will inspire your inner chef. Picture hosting friends and family in the expansive lounge room, where laughter and cherished memories come to life. But that's not all! Step outside to discover your own private oasis—a luxurious inground swimming pool that invites you to dive into summer fun and relaxation.

With solar panels installed, you can enjoy lower energy bills while contributing to a greener planet. The double lock-up garage provides secure parking and extra storage space for all your treasures.

**Enhanced Security:** The property is equipped with security cameras throughout, ensuring peace of mind for you and your loved ones.

Location is everything, and this home delivers! Just 800 meters from the brand-new McDonald's and nestled in one of Darwin's most exciting development areas, you'll find yourself surrounded by vibrant amenities. Families will love the convenience of nearby schools, public transport options, and the Berrimah shopping centre—all just a minute's drive away. Plus, with a children's park featuring BBQ facilities right across the street, weekends will be filled with fun and community spirit. Don't miss out on this incredible opportunity to own a piece of paradise in Berrimah! Your dream home awaits—come see it for yourself and let your imagination run wild!

Status: Vacant

Area Under Title: 556m<sup>2</sup>

Under roof: 267.25 m<sup>2</sup>

Year Built: 2019

Easements as per title: None Found

Zoning: LMR (Low-Medium Density Residential)

Council Rates: Approx \$1,900 pa

Rental Estimate: \$900 - \$1000 per week minimum

Vendor's Conveyancer: Conveyancing Solutions

Preferred Settlement Period: ASAP

Preferred Deposit: 10%

- Luxurious four-bedroom home
- Inground chlorine swimming pool
- Double lock-up garage with storage
- Solar panels for energy efficiency
- Low-maintenance gardens with irrigation
- Spacious lounge for family gatherings
- Close to new McDonald's (800 meters)
- Minutes from schools and shopping center

Call to inspect with the JH Team today!