

48 Duwun Road, Rosebery, NT, 0832

CENTRAL

House For Sale

Wednesday, 13 November 2024

48 Duwun Road, Rosebery, NT, 0832

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Type: House



Simon Watts
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A Slice of Suburban Paradise!!

To view building/pest reports or to place a bid/offer text 48DWN to 0488 810 057

Rosebery is a family friendly location known for its long lasting appeal, safe community spaces and quality parklands that are dotted throughout this premier suburban setting. Highly sought after from the investor to the family, this property will tick a lot of boxes.

Backing onto a green belt, the home has no rear neighbours, affording it a gentle breeze and a quiet aesthetic. There is a sheltered side verandah with good neighbour fencing for additional privacy and easy-care gardens with towering shade palms and swathes of green lawns. Out the front is an equally sized yard space that is underutilised and could be a garden oasis or a spot for the trampoline and swings.

Inside the home is light filled and generously proportioned with a formal entry leading through to the sunny filled front facing living room with a partition wall separating the dining room beyond that. The kitchen has ample built-in bench space with overhead storage as well as a breakfast bar and a view over the living areas and the yard space making this a central work hub for the busy family dynamics.

Down the hallway, the bedrooms are all clustered together and each includes tiled flooring, A/C and a built-in robe. The master is further enhanced with a private ensuite bathroom. The main bathroom has a bathtub plus a shower and a vanity with storage space built in. There is an internal laundry room with side access, a large garage with built-in storage space plus a clothesline in the yard as well. Vacant and move-in or rent-out ready this is a quality build within a great suburban setting.

Walk to nearby parklands with play areas for the kids, ride your bike with the kids to school options; Rosebery Primary School & Palmerston College, or pop up to the Palmerston shops. Spend your free time at the Palmerston Water Park or Skate Park or take a stroll along the lakes looking for turtles and fish Palmerston is a thriving suburban setting for the family with loads of activities throughout the year in the quarter, Friday night markets and more.

The Finer Details:

Council Rates: Approx. \$2,047 per annum

Area Under Title: 701 sqm

Year Built: 2006

Zoning: LR (Low Density Residential)

Status: Vacant Possession

Rental Estimate: \$680 - \$730 per week

Building Report: Available

Pest Report: Available

Settlement period: 40 days or variation on request

Deposit: \$30,000 or variation on request

Easements as per title: none found