

**55 Silverleaf Road, Zuccoli, NT, 0832**

**CENTRAL**

**House For Sale**

Saturday, 23 November 2024

55 Silverleaf Road, Zuccoli, NT, 0832

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Andrew Lamberton  
0889433014

## Current Bid \$510,000

To view reports or to place a bid/offer text 55SLV to 0488 810 057

Supersized with a unique floorplan that will appeal to the busy family seeking a luxurious abode to compliment their lifestyle.

Positioned on a tree lined street within the master planned suburban setting of Zuccoli – where there are community parklands a plenty, a dog park, lakes to explore and even a local IGA, daycare and a school to choose from!

This home has a unique layout that will appeal to the family, at the front of the home is a dual garage parking bay with extra parking in the driveway. A formal front door leads through to a centralized open plan living, dining and kitchen area framed with large windows to let in the light and a sky high roofline that makes this home feel larger again. The kitchen has stone topped counters over the island breakfast bar and a wall of storage space and prep areas to work from PLUS there is a walk in pantry / linen press as well. Double opening doors lead from the living areas through to the extended verandah that overlooks easy care gardens and lawns.

Down the hallway the home has 4 BIG bedrooms. 3 include a built in robe with a built in desk, lush curtains draped over sliding windows with A/C and tiled flooring. The master suite is enhanced with a walk in robe and ensuite bathroom but also has a built in make-up desk. The main bathroom includes a sep toilet with vanity plus a shower room with bath tub and vanity.

Outside the home continues to impress with a built in kitchen on the verandah and easy care gardens that wrap around offering plenty of space for the kids and pets to play together.

If location is everything then this home has it all – located walking distance from local parks with play areas for the kids, walking paths to explore surrounded with lush landscapes and a community vibe with local markets and events held at the IGA complex throughout the year.

- Unique layout that will appeal to the home makers
- Dual garage parking with additional parking in the driveway
- Side PA gated entry to the yard on either side of the home
- Formal front entry to the home opening into the living areas
- Central open plan living and dining areas have tiled flooring and split A/C
- Lux whimsy curtains frame the sliding windows
- Double opening doors from the living areas to the verandah
- Built in kitchen on the verandah
- Internal laundry room with sliding door access to the yard
- Master bedroom suite with ensuite bathroom and walk in robe
- 3 additional bedrooms each with a built in robe and desk A/C
- Main bathroom has a sep W/C with vanity, bath and shower
- Kitchen has stone counters over the island bench plus a walk in pantry
- Easy care gardens and lawns surround the home

Around the Suburb:

- Ride to a local parks with play areas for the kids
- Primary Schools in Zuccoli are highly sought after, public and private options
- Tavern at Bellamack with kids play area, weekend freak shakes at the Fresh Point Café
- Nearby to major retailers, employment options and takeaway meals
- 3 minutes from the Palmerston CBD, markets throughout the Dry Season

- Local IGA and shops that host markets, food stalls and more
- Active community setting in a master planned suburban setting

Final Bidding Stage: 10th December: 17:30pm

Council Rates: Approx. \$1948 per annum

Area Under Title: 450 square metres

Year Built: 2018

Zoning: LMR (Low-Medium Density Residential)

Status: Vacant Possession

Rental Estimate: Approx. \$720 - \$750 per week.

Vendors Conveyancer: Law Lab Conveyancing

Building Report: Available on request

Pest Report: Available on request

Settlement period: 40 or variation on request

Deposit: 10% or variation on request

Easements as per title: None found