



31 Butterfly Court, GUNN, NT 0832

POTENTIAL-PACKED HOME WITH STUDY & POOL!

Searching for the perfect project? This charming three-bedroom home is absolutely packed with potential! Creating an exceptional opportunity for homebuyers, flippers and investors, it offers great bones in a great location, positioned a short stroll from the gorgeous Sanctuary Lakes Park.

- ï#- Retro home on generous block in lovely leafy setting
- ï#- Impressively spacious layout spans light-filled single level
- ï#- Large sunken lounge room creates inviting hub
- ï#- Separate family dining area adjoins centrally positioned kitchen
- ï#- Oversized master offers alfresco access, walk-in and ensuite
- ï#- Two connecting bedrooms each feature built-in robes
- ï#- Main bathroom with Roman-style bath and shower
- ï#- Versatile study, internal laundry with yard access

TYPE: For Sale

INTERNET ID: 300P185333

SALE DETAILS

PRICE GUIDE
\$699,000

CONTACT DETAILS

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DARWIN, NT
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i#- Expansive outdoor entertaining overlooking pool

i#- Easy-care grassy yard, double carport, lockup storage

Revealing retro design throughout, this character-filled property is one you will love to make your own, whether you choose to modernise by making a few updates, or you opt for a full-scale renovation to build on those beautiful bones.

So, what can you expect? Firstly, space. Expanding over a generous single level, the home boasts two separate living areas, three bedrooms and a sizeable study. Providing plenty of space and versatility, this would be ideal for young families looking for room to grow.

Next, design. As is, the home showcases distinct retro vibes, which you could choose to build on to retain some of that captivating character, or modernise fully to appeal to either your tastes or the market, should you be looking to rent it out or re-sell.

With large windows and a lovely open sense of space, it feels inviting throughout. It's a home you could most certainly feel comfortable in. Outside, things are just as appealing through the expansive alfresco, overlooking the sparkling inground pool established rear yard

There's an easy flow outdoors from both the dining area and large master, which impresses further with a walk-in robe and ensuite. There are two more bedrooms that connect, adjacent to the huge main bathroom.

Completing the layout, the kitchen features gas cooking and modern stainless-steel appliances, there are new split-system AC units in every room, and there's an internal laundry offering storage space and yard access. There's also lockup storage adjoining the double carport.

Situated in a quiet cul-de-sac, the property is well-placed within leafy Gunn, surrounded by parkland walking tracks and of course, Sanctuary Lakes Park and playground. You can walk or cycle to Bakewell Primary School, and it's only moments to every convenience in Palmerston City.

Come and see just how appealing this property is! Arrange your inspection today.

Other features: Close to Schools, Close to Shops, Close to Transport, Exhaust, Openable Windows, Pool

- Land Area 751.00 square metres
- Building Area: 246.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double carport
- Ensuite











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DISCLAIMER:
PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.