



3 Crucis Court, WOODROFFE, NT 0830

SOLID FAMILY HOME IN QUIET COURT

Positioned at the end of a peaceful court with minimal traffic, this well-maintained three-bedroom home offers the perfect blend of comfort and convenience â## ideal for home owners and savvy investors alike.

Currently tenanted on a periodic lease at \$500 per week, the home delivers immediate rental returns with potential to upgrade or move in later.

Key Features:

- Ground-level family home on a generous 813sqm block
- Gated street-front entry with a double carport for secure parking
- Front verandah overlooking easy-care lawns and established gardens
- Spacious rear yard featuring fruiting mango, star fruit, and lime trees
- Garden shed for added storage and utility
- Solar hotwater

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

TYPE: For Sale

INTERNET ID: 300P187307

SALE DETAILS

\$575,000

CONTACT DETAILS

Darwin

70 Smith Street
DARWIN, NT
08 8946 0500

Rayna Kirikino
0400 456 484

Inside the Home:

- Central open plan living, dining and kitchen with tiled flooring and split system A/C
- Functional kitchen with wrap-around benches, pantry, and peep-through servery
- Dining area with sliding doors opening to a full-length rear verandah
- Master bedroom positioned separately for privacy, featuring walk-in robe and ensuite
- Bedrooms 2 and 3 include large sliding windows with garden views
- Family bathroom with a shower-over-bath combo and vanity
- Internal hallway with extensive linen storage
- Laundry facilities conveniently located under cover on the rear verandah

Investment Highlights:

- Periodic tenancy @ \$500/week â## A great tenant already in place and is happy to stay
- Low maintenance layout inside and out
- Highly rentable area with solid returns
- Ready to move in or lease immediately

Location Features:

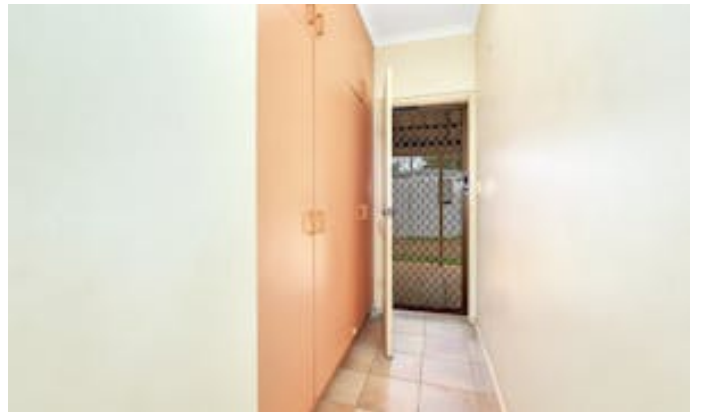
- Walk or ride to local parks and playgrounds
- Nearby GP clinic, takeaway outlets, and sports oval
- Easy access to local schools and public transport
- Close to the Palmerston CBD & Gateway shopping centre

Whether you're looking for a comfortable family home or a reliable investment property, this well-positioned residence ticks all the boxes. Tidy, secure, and full of extras â## it's move-in or rent-out ready!

Other features: Close to Schools, Close to Shops, Close to Transport

- Land Area 813.00 square metres
- Building Area: 204.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Ensuite









Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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