

## 9 Laniyuk Court, ZUCCOLI, NT 0832

### STYLISH HOME IN PRIME PARKLAND LOCATION

Located in the newly established suburb of Zuccoli, this executive three-bedroom home offers the perfect opportunity for both the savvy investor and the modern family.

Positioned at the end of a quiet street, the home enjoys close proximity to community parklands complete with playgrounds and scenic walking paths - ideal for families with children or executive couples who appreciate an active, outdoor lifestyle.

Currently leased at \$3,389.29 per month or \$782 per week until February 2027, the home presents an excellent investment opportunity with immediate returns, while still offering the flexibility to become a beautiful family residence in the future.

The property features a low-maintenance front yard framed by tropical gardens and open lawns, along with a dual lock-up garage providing secure parking and extra storage space for bikes and tools. A formal entry welcomes you inside, where the master suite is privately positioned at the front of the home. Overlooking the streetscape, it includes a generous walk-in robe and well appointed ensuite.

At the heart of the home is a separate media room, a spacious, open-plan living, dining,

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**TYPE:** For Sale

**INTERNET ID:** 300P192944

#### SALE DETAILS

**OFFERS OVER  
\$780,000**

#### CONTACT DETAILS

**Darwin**  
70 Smith Street  
DARWIN, NT  
08 8946 0500

**Rayna Kirikino**  
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and kitchen area designed for effortless flow. Double-wide corner sliding doors seamlessly connect the interior to the outdoor entertaining area, opening up half the home to create an expansive indoor-outdoor living experience.

The covered verandah overlooks easy-care gardens with tropical plantings set against a retaining wall, plus a small lawn area that requires minimal upkeep - giving you more time to relax and enjoy weekends with family and friends.

The kitchen is a true standout, showcasing warm timber-toned overhead cabinetry contrasted with darker lower cabinets. A subway-tiled splashback, double-door pantry, and stone-topped island bench complete this stylish and functional space.

Down the hallway, two additional bedrooms each feature built-in robes and split-system air conditioning. The main bathroom offers a relaxing bathtub, separate shower, and separate toilet. A well-equipped laundry and linen press provide additional practical storage.

Conveniently located just minutes from the Palmerston Shopping Centre, Coolalinga Central and Gateway Shopping Centre, and within easy reach of quality public and private primary and high schools, this home places every essential amenity right at your fingertips.

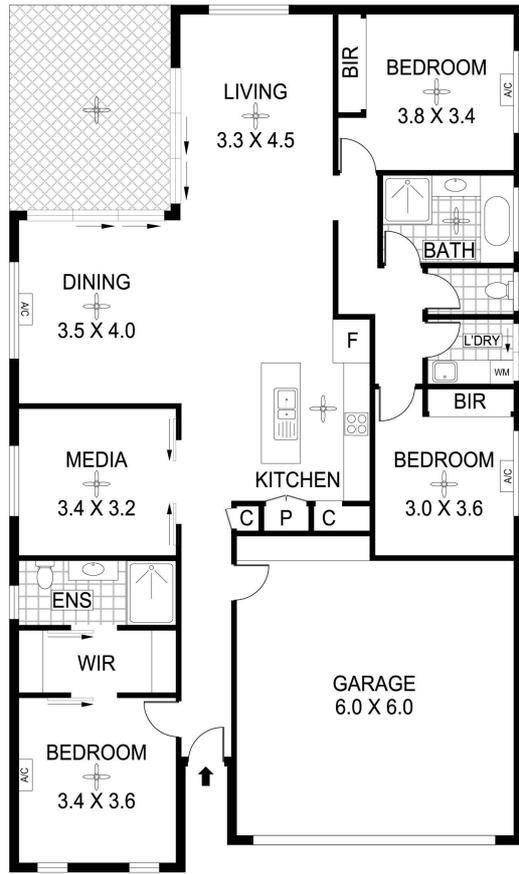
Other features: Close to Schools, Close to Shops, Close to Transport, Roller Door Access

- Land Area 450.00 square metres
- Building Area: 264.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double garage
- 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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