



## 68 Emery Avenue, WOODROFFE, NT 0830

### STANDOUT STARTER OR INVESTMENT

Neat as a pin and ready for you to move right in, this spotless three-bedroom home is all set to impress with its generous living space, lovely alfresco and new pool, creating a comfortable, inviting retreat, moments from Bakewell Shopping Centre.

- ï#- Spotless presentation, seamless single level, nothing left to do
- ï#- Crisply tiled floors and effortless neutrals accent practical layout
- ï#- Distinct zones for dining and unwinding through spacious open-plan
- ï#- Central kitchen boasts modern appliances and gas cooking
- ï#- Large, covered verandah is made for easy entertaining
- ï#- Established landscaping frames inground pool and grassy yard
- ï#- Master features walk-in robe, ensuite and verandah access
- ï#- Two robed bedrooms, smart three-way bathroom
- ï#- Additional features inc. garden shed, split-system AC

**TYPE:** For Sale

**INTERNET ID:** 300P197218

#### SALE DETAILS

**PRICE GUIDE**  
**\$685,000**

#### CONTACT DETAILS

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

**Judy Blore**  
0408 898 551

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.

ï#- New front fence, driveway and carport parking, side gate to yard

So, you're looking for a home you can move into without lifting a finger. Or perhaps you're searching for an effortless investment that's rental ready. With every box ticked, this property has everything you need in a convenient location, close to schools, parks and major shopping.

Sounds good, right? Let's look at little closer at what it has to offer.

Let's start with layout. Designed to enhance low maintenance living without compromising on space, the layout combines effortless appeal with a generous layout, accentuated by easy neutrals, tiled floors and an inviting sense of design.

One of the highlights here is the spacious open-plan, where distinct zones create space for lounging, dining and family time. Connecting seamlessly, the kitchen is well placed at the heart of things, offering a delightful hub, complete with breakfast bar dining.

Enjoying a natural flow outdoors, the space will appeal just as much to those who love to entertain. Under the covered verandah, there's plenty of space for relaxed mid-week meals, family BBQs and catchups with friends.

Framing this is a grassy backyard, bordered by established landscaping that won't steal your weekends with its upkeep. The sparkling inground pool a great recent addition, perfect for cooling off and whiling away hot, lazy weekends.

When it comes time to retreat for sleep, the large master offers a delightful escape, complemented by alfresco access, a walk-in robe and ensuite. The two remaining bedrooms feature built-in robes, convenient to the three-way main bathroom with bath, shower and enclosed WC.

The handy walk-through laundry rounds out the package, alongside a garden shed, split-system AC, a double carport with covered entry, and side gate parking for utilities.

Parks, public and private schools and local conveniences are all close at hand, and for everything else, Palmerston City and Gateway Shopping Centre are only a few minutes away.

Don't let this opportunity pass you by! Call today to arrange your inspection.

"Please note that some images used in the marketing of this property include digital staging through the use of virtual furniture, décor items and styling prepared using artificial intelligence ('AI'). Where possible, such images will be marked to identify the use of AI. Furnishings, décor items, and styling elements digitally added are for illustrative and promotional purposes only to help demonstrate how the rooms and/or spaces within the property could/may be utilised or look. The photographs may not depict the property's current condition, features, layout, or surroundings. Prospective purchasers should undertake and rely on their/its own inquiries and physical inspection of the property to understand the condition, layout, dimensions and the like. Elders does not accept any responsibility or liability for any reliance placed on AI-generated or digitally altered images."

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

- Land Area 810.00 square metres
- Building Area: 237.00 square metres

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.

- Bedrooms: 3
- Bathrooms: 2
- Car Parks: 2
- Ensuite









68 EMERY AVENUE, WOODROFFE

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.