



## 17 De Julia Court, KATHERINE, NT 0850

### Versatile Living, Immaculate Presentation

Set in a quiet and popular cul-de-sac location, 17 De Julia Court is an exceptionally well-maintained home offering space, versatility and comfort across two levels. With a practical floorplan and quality improvements throughout, this property is ideal for families, extended families, visiting guests, or buyers wanting extra room for a home office or retreat area.

The home has been tastefully updated and re-clad externally, giving it a fresh modern look, while the interior offers a light-filled open plan layout designed for relaxed Territory living.

#### Upstairs Features

- 3 generous bedrooms plus main bathroom
- Spacious open-plan living, dining and kitchen area
- Tiled floors through the living spaces
- Fully air conditioned with split-system air conditioning throughout

**TYPE:** For Sale

**INTERNET ID:** 35P1993

#### SALE DETAILS

**\$455,000**

#### CONTACT DETAILS

**Elders Real Estate  
Katherine**

2/17 First St  
Katherine, NT  
08 8972 3692

**Alison Ross**  
0417 847 950

- Excellent natural light and a welcoming, modern feel

#### Modern Kitchen Upgrades

The kitchen is a standout and designed for everyday family use and entertaining, featuring:

- Feature in-bench power points
- Electric cooktop and underbench oven
- Dishwasher
- Large pantry
- Abundant drawer space and bench tops

#### Downstairs Bonus ### Flexible Living

A major drawcard is the additional downstairs accommodation, including:

- Extra bedroom and bathroom
- Ideal for visitors, teenagers, extended family or a work-from-home setup
- Flows seamlessly to the outdoor entertaining space

#### Outdoor & Property Features

- Large covered entertaining area ### perfect for gatherings
- Well-fenced yard offering excellent security and privacy
- Double carport with concrete driveway
- Low maintenance and beautifully presented surrounds

#### Extra Value Additions

- Solar power connected to the grid to reduce electricity costs
- Exceptional upkeep throughout ### a true "move in or set and forget" property
- Strong rental return in a high-demand location Investment Information
- Currently rented at \$2,520 per month
- Lease in place until March 2027

This is a rare opportunity to secure a home that offers genuine versatility, excellent presentation, and long-term investment security.

- Bedrooms: 4
- Bathrooms: 2
- Car Parks: 2
- Double carport









