



## 3 Hamdorf Street, KATHERINE, NT 0850

MOVE IN and ENJOY!

This immaculate, quality family home is move-in ready and offers modern living, privacy, and investment appeal in one of Katherine's most desirable neighbourhoods.

### Property Features

- Spacious open-plan living with stylish ceramic floor tiles throughout
- Corner bar area â## perfect for entertaining
- Well-equipped kitchen with ample bench space, cupboards, electric cooking & dishwasher
- Dining area opening through double sliding doors to the outdoor patio
- 3 bedrooms â## main extra-large with ensuite & built-in robes, two queen-sized bedrooms also with built-in robes
- Main bathroom with bath, shower, vanity + separate WC
- Internal laundry with extra storage

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:** 35P2143

### SALE DETAILS

**\$670,000**

### CONTACT DETAILS

**Elders Real Estate  
Katherine**

2/17 First St  
Katherine, NT  
08 8972 3692

**Alison Ross**  
0417 847 950

#### Outdoor & Additional Features

- Private undercover entertaining patio
- High Colourbond fencing on three sides for privacy
- Automatic sliding front gate for security and ease
- Exceptionally low-maintenance gardens with watering system
- Solar power connected to the grid â## reduce electricity costs
- Wide double carport at the front door
- Surrounded by quality homes in Casuarina Stage 2
- Walking distance to Casuarina Street Primary School & childcare centres

#### Why You'll Love It

â## Immaculate presentation â## ready to move in

â## Prime location surrounded by quality homes

â## Excellent rental potential at approx. \$900/week

This is a rare opportunity to secure a premium family home in sought-after Katherine East.

- Land Area 491.00 square metres
- Bedrooms: 3
- Bathrooms: 2
- Double carport





