



## 7 Mott Crescent, KATHERINE, NT 0850

### Quiet Southside Living on a Generous Corner Block

Tucked away in a quiet pocket of Mott Crescent, this charming home offers effortless, easy living on a spacious block - the perfect opportunity for families, first home buyers or savvy investors.

Set on a substantial 918m<sup>2</sup> corner allotment, the double brick home provides durability and practicality, with multiple access points allowing for convenient parking of several vehicles.

Inside, the home features three well-sized bedrooms, all with built-in robes, a welcoming front formal lounge, and a separate kitchen designed for everyday functionality. A centrally located bathroom services the home, while a front patio offers a relaxing spot to unwind.

Outside, the property continues to impress with two double carports, a garden shed for storage and lawn care equipment, and a large open yard.

The expansive lawn is beautifully shaded by established mahogany trees, creating a cool and inviting space - perfect for kids to kick the footy or enjoy a game of backyard

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:** 35P2179

**SALE DETAILS**

**OFFERS OVER  
\$310,000**

**CONTACT DETAILS**

**Elders Real Estate  
Katherine**

2/17 First St  
Katherine, NT  
08 8972 3692

**James Todd**  
0448 590 634

cricket.

Conveniently located close to the Katherine Golf Club, you can enjoy a quiet meal, a drink or a round of golf just minutes from home.

Currently undergoing an internal repaint and general maintenance, the property presents as a move-in-ready home with strong appeal.

With the ongoing demand for accommodation in Katherine, this is an excellent opportunity to secure a solid home or investment in a sought-after location.

Current lease in place between \$420 - \$450 P/W

Key Features:

- 918m<sup>2</sup> corner block with multiple access points
- Solid double brick construction
- Three bedrooms with built-in robes
- Formal lounge and separate kitchen
- Central bathroom
- Front patio
- Two double carports
- Garden shed for storage
- Large, shaded yard with established mahogany trees
- Close to Katherine Golf Club
- Currently undergoing internal repaint and maintenance
- Ideal for first home buyers or investors

Contact James or Kyle at Elders Real Estate today.

Other features: Close to Shops

- Land Area 918.00 square metres
- Bedrooms: 3
- Bathrooms: 1
- Car Parks: 2
- Double carport

