



22 Harrod Street, KATHERINE, NT 0850

Modern Luxury with Space to Grow

Positioned in a central and modern Katherine South location, this contemporary high-set home delivers the perfect blend of modern design, family functionality, and effortless entertaining.

Recently enhanced with an additional downstairs living room, the home now offers even more versatility for growing families, guests, or those wanting extra space for a media room, teen retreat, or work-from-home zone.

From the moment you arrive, the home impresses with its clean lines, quality finishes, and standout outdoor living.

**** Entertainer's Dream ****

Step upstairs to the massive timber deck, complete with fans and lighting - the ideal space for relaxed Territory evenings, weekend BBQs, and family gatherings.

Property Features

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: 35P2210

SALE DETAILS

\$480,000

CONTACT DETAILS

**Elders Real Estate
Katherine**

2/17 First St
Katherine, NT
08 8972 3692

Alison Ross
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- 3 bedrooms, 2 bathrooms, office
- Spacious master suite with walk-in robe and stylish ensuite featuring dual shower heads
- Two additional large bedrooms with built-in robes and air conditioning
- Main bathroom with bath, shower and WC
- Light-filled open-plan kitchen, dining and lounge
- Study nook for homework or office use
- Stunning kitchen with breakfast bar, excellent storage, dishwasher, and outlook to the balcony
- Tiled living areas with carpeted bedrooms
- Split-system air conditioning throughout

Downstairs Bonus Space

- New additional living room downstairs - ideal second lounge, games room or retreat
- Huge enclosed workshop/storage area.
- Third toilet plus laundry room downstairs

Outdoor & Practical Extras

- 4 undercover car spaces
- Fully fenced yard with side gate access
- Low-maintenance grounds on an 805m² block

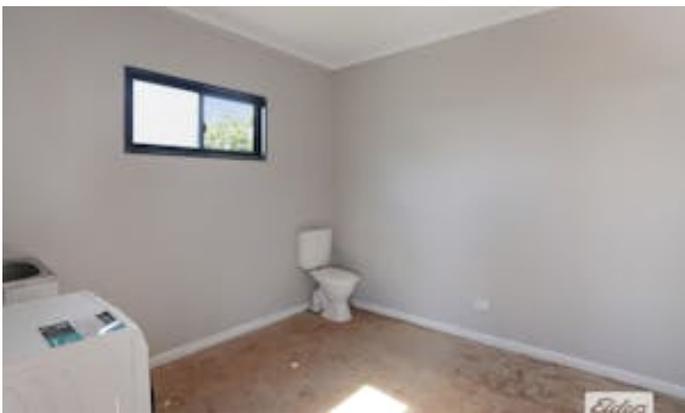
Additional Information

- Built in 2016
- Council rates approx. \$2000 p/a
- Rental estimate \$800pw

This is a flawless modern home offering space, comfort and flexibility - now with even more room to enjoy.

- Land Area 805.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 4 car carport





OUTDOOR LIVING
8.6x8.6m

DINING
7.0x4.2m

KITCHEN

LIVING
7.4x4.2m

BATH
2.7x3.2m

PTY

BED 3
3.2x3.2m

BED 2
3.1x4.2m

STUDY
3.1x2.2m

ENSUITE
3.1x1.9m

WIR
2.0x3.5m

BED 1
4.1x4.2m

DRIVEWAY

RESIDENCE

SITE PLAN

FLOOR PLAN

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