



46 Niceforo Rd, KATHERINE

EXCEPTIONAL VALUE - The LOOK of New without the Wait to Build.

Tastefully styled family home set on 20 acres with everything planned out. The Main home features 5 bedrooms, main with ensuite and walk through robe, as well as guest room complete with ensuite. The 3 other bedrooms share a spacious bathroom to the opposite end of the home.

The formal entrance brings you to the heart of this stunning home. One large open lounge, dining and kitchen area, with wide sliding glass doors opening to private outdoor entertaining. Adjacent is a formal games room or extra living, and set to the side of the entranceway is a state of the art home theatre - black out curtains, carpet floors, connections for Satellite NBN.

The kitchen is any home owners dream. Starting with the walk in pantry, to plumbing for the fridge, wide kitchen benches, 900mm gas/electric stainless steel cooktop, stainless steel range hood and dishwasher, you will not be disappointed. Being central, the kitchen also provides outlook to the dining and lounge, as well as outdoor entertaining.

Each area of the home has been built with no space spared. Hallways are extra wide, storage is in abundance, and living areas built for a range of large furniture. There are tiled floors throughout the majority of the home, as well as split system air conditioning.

Next to the family home is a well equipped and secure shed. A total size of 12m x 8m with 6m carport awning. All insulated, modern and certified bathroom inside, as well as air conditioning, fans and lights. This is the shed for any Territory rural block - certainly deluxe.

TYPE: For Sale

INTERNET ID: 10691811

SALE DETAILS

\$700,000

CONTACT DETAILS

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Katherine**

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The home is plumbed into rainwater with a total capacity up to 230,000L, an equipped bore is used for garden irrigation. There is mains power connected and main line phone available.

Fencing is complete to 3 sides of the property boundary.

Other services include bitumen to the property, Telstra mobile coverage, garbage collection, school bus pick up and above flood levels.

There is a Tractor with front end bucket and Zero-turn ride on mower negotiable with the sale.

Other features: Built-In Wardrobes, Secure Parking, Formal Lounge, Separate Dining

- Land Area 8.1 hectares
- Bedrooms: 5
- Bathrooms: 4
- Car Parks: 4
- 3 car garage
- 3 car carport
- Air Conditioning







