



16 Boucaut Street, Gillen

Space, Comfort & Lifestyle on a Generous 1,230m²; Allotment

Set on a substantial inner-suburban block, this well-maintained and thoughtfully updated home offers the perfect blend of space, functionality, and family-friendly living. With dual access and a concrete driveway leading to a secure automatic garage and separate workshop, this property is ideal for those seeking room to move both inside and out.

The expansive yard provides endless opportunities for children to play, entertain guests, or simply enjoy the outdoors, all framed by established gardens, fruit trees, and secure fencing.

Inside, the solid brick home has been extended and enhanced over time, featuring timber-look vinyl flooring throughout and a mix of roller blinds and curtains for added comfort. The layout offers a welcoming living area flowing through an archway into the dining space, with easy access to a well-equipped gas kitchen complete with rangehood, pantry storage, and a picturesque outlook.

Accommodation includes three bedrooms, with the spacious master

3 1 2

FOR SALE
\$475,000

VIEW
By Appointment

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boasting a walk-in robe and direct access to a stylish two-way bathroom featuring a corner bath, shower, and large vanity. A separate toilet adds further convenience.

Comfort is assured year-round with evaporative cooling throughout, complemented by split system air conditioning in the living area and main bedroom.

Step outside to a generous undercover entertaining area, perfect for gatherings and relaxed evenings, conveniently accessed via the laundry.

Additional features include:

- Single automatic garage under the main roof
- Large 7m x 4m powered workshop with pit – ideal for hobbyists or trades
- Dual access for added practicality
- Beautifully maintained grounds with ample lawn space

This is a fantastic opportunity to secure a spacious property in a desirable location, offering both lifestyle and versatility.

Dot Points

- Council Rates \$2,835.16 annually
- Projected rental \$630 per week
- Fabulous 1,230 square metre allotment
- Extended three-bedroom, two-way bathroom home
- Living and dining separated by attractive archway
- Main bedroom with two-way bathroom, walk in robe
- Separate toilet with pedestal hand basin
- Auto lock up garage, 7 x 4m powered workshop with pit
- Established fruit trees and gardens, extensive lawned area
- Outdoor entertaining overlooking gardens

MORE DETAILS

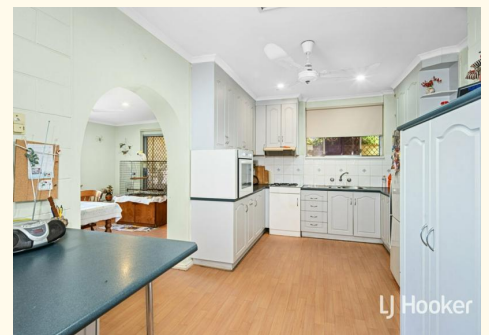
Property ID	2D9AFD5
Property Type	House
Land Area	1230 m2
Including	Air Conditioning Outdoor Entertaining Floorboards Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage

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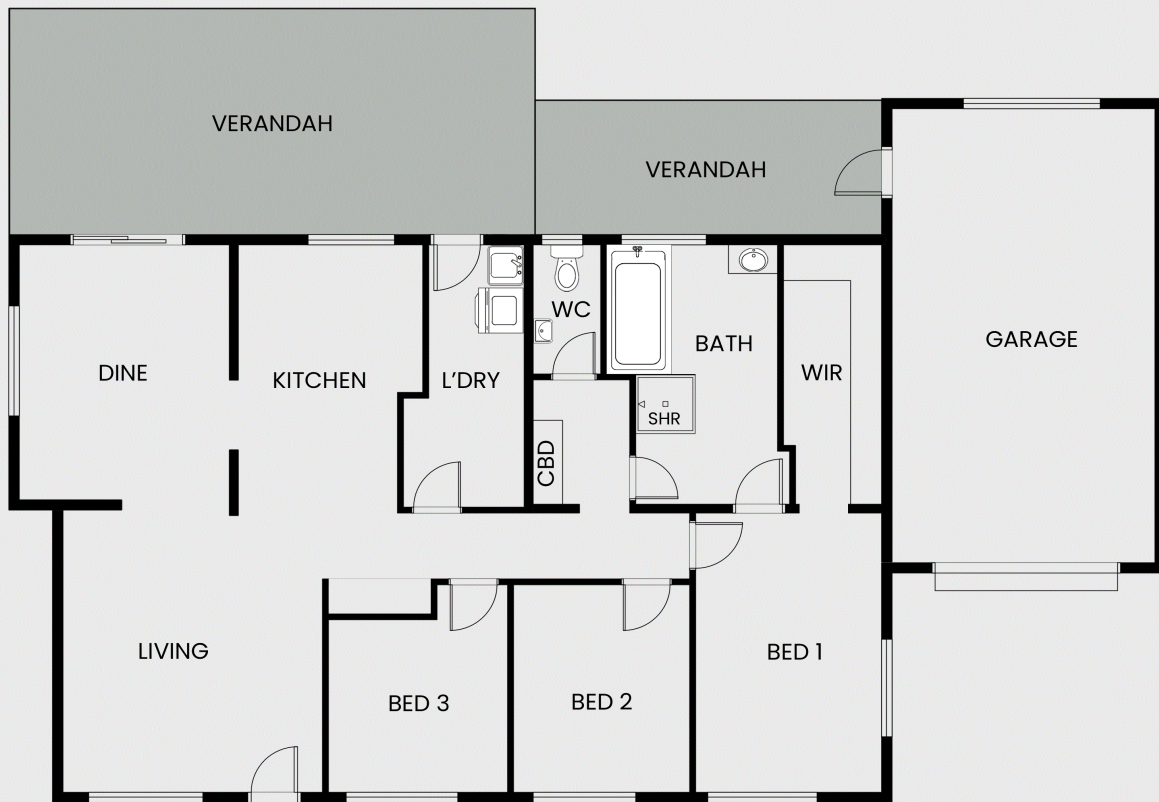
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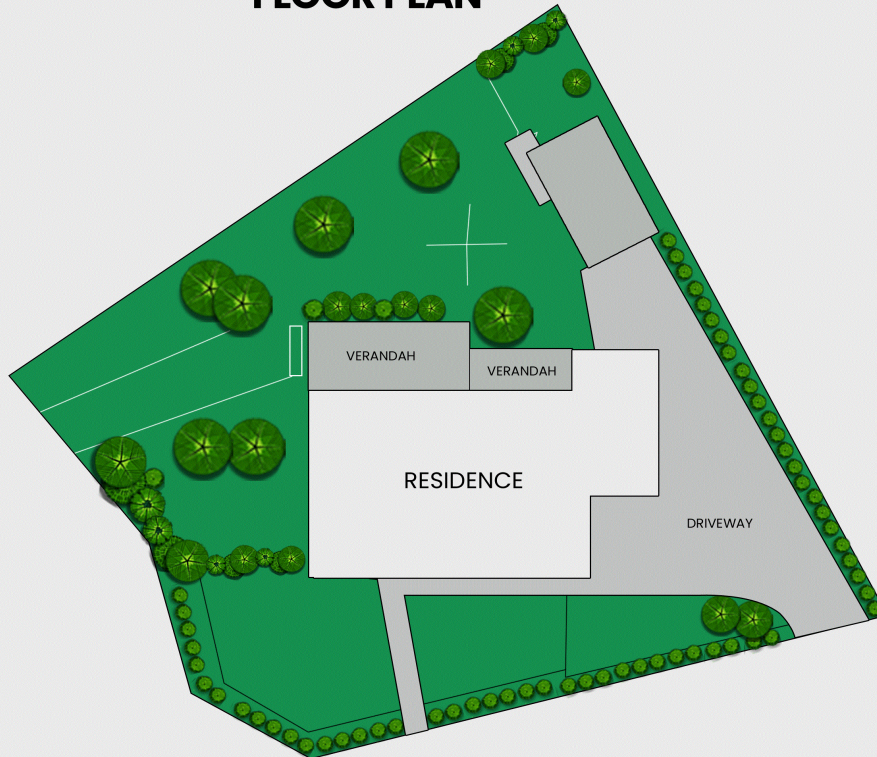
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16 Boucaut Street, Gillen NT



FLOOR PLAN



SITE PLAN



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