







Gunn, 22 Kakadu Parade

Parks, lakes and shops, all nearby.

Gunn is one of the most popular suburbs in Palmerston, and it's easy to see why as it neighbours the Palmerston CBD and includes the amazing Sanctuary Lakes, famous for feeding the ducks and a great place to take the kids to play on the equipment or kick a footy. With easy access to the Palmerston city and all of the amenity it has to offer, this property is both well located and family friendly.

This home is designed to maximise space with the kitchen being in the center of the home and has dual entry ways with the living and dining areas branching out from there. This provides a blank canvas and maximum flexibility when it comes to furniture layout. The main bedroom is a generous size and includes a walk-in robe and an ensuite. The other 2 bedrooms include built in robes and are close to the main bathroom. The home is air conditioned and tiled throughout and includes a full sized internal laundry and a generous linen cupboard for extra storage.

3 | 2 | 2

For Sale
$479,000

View
ljhooker.com.au/5CJBF2X

Contact
Jennifer Wardell
0447 007 474
jwardell@ljhookerdarwin.com.au

Robert Higgins
0418 184 754
rhiggins@ljhookerdarwin.com.au

LJ Hooker

LJ Hooker Darwin
(08) 8924 0900

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Features include:

* Fantastic family orientated location
* Across the road from a park
* Central kitchen with dishwasher
* Close to Sanctuary Lakes.
* Fully airconditioned and tiled throughout
* Ensuite off the main bedroom
* Multiple living areas with flexibly furniture layouts











This is great opportunity for a young family to get out of the rental trap and into their own home. Close to childcare, a primary school and the Oasis shopping center, it is hard to ignore the convenience of this location. This property ticks a lot of boxes and is well worth the inspection.

Area under title: 480m²
Year Built: 2000
Planning Zone: LR - Low density Residential
Easements: Sewerage Easement to Power and Water Authority
Electrical supply easement to Power and Water Authority
Council Rates: $1,850 per year (approx)
Status: Ready to move in

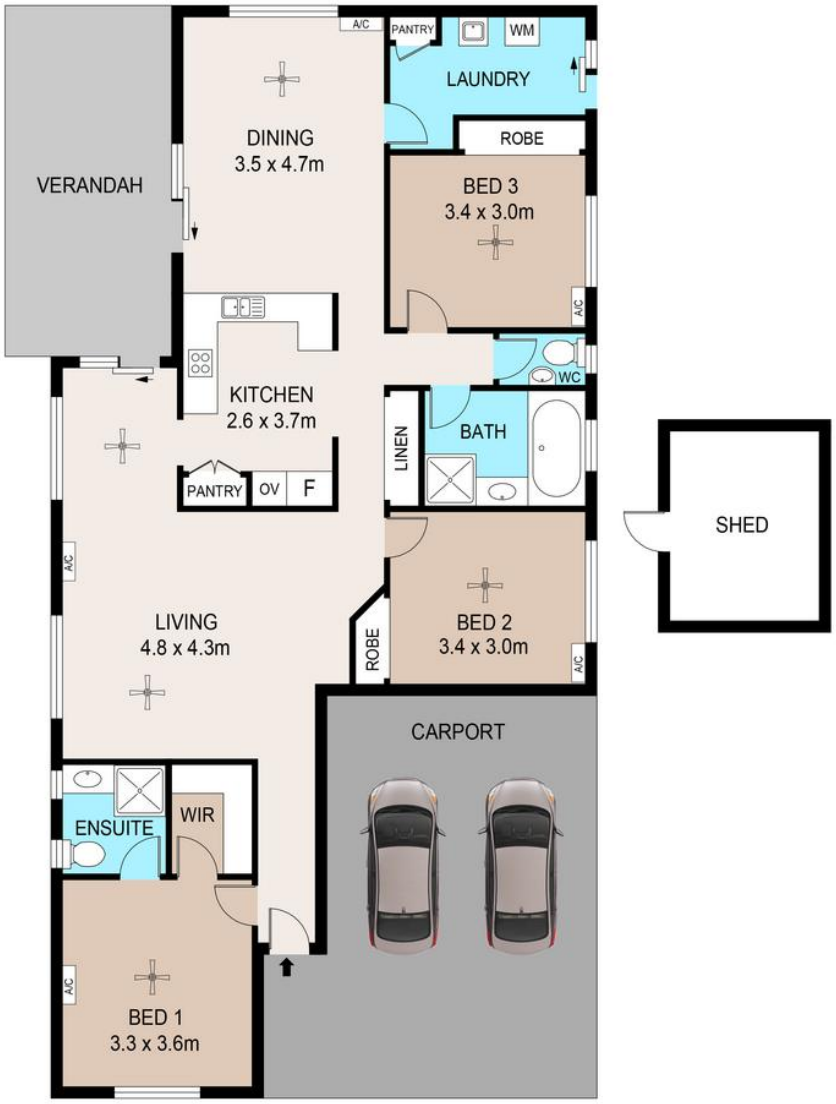
More About this Property

Property ID	5CJBF2X
Property Type	House
House Size	198 m²
Land Area	480 m²
Including	Ensuite Air Conditioning Deck Dishwasher Built-in-Robes

Jennifer Wardell 0447 007 474
Sales Representative | jwardell@ljhookerdarwin.com.au
Robert Higgins 0418 184 754
Project Planning and Marketing | rhiggins@ljhookerdarwin.com.au

LJ Hooker Darwin (08) 8924 0900
Shop 1/25 Parap Road, PARAP NT 0820
darwin.ljhooker.com.au | reception@ljhookerdarwin.com.au

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



22 KAKADU PARADE, GUNN

DISCLAIMER:

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRIES.

LJ Hooker Darwin
(08) 8924 0900

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.