



23 Milkwood Circuit, Karama

## Elevated Family Retreat with Space to Play, Grow and Breathe

AUCTION - On site 27th of June 10.30am

Big on space, comfort and outdoor fun, 23 Milkwood Crescent is a true family haven on a massive 1,560m<sup>2</sup> block in the heart of Karama. Elevated for breezes and surrounded by established tropical gardens, this three-bedroom, two-bathroom home gives kids room to play and parents room to breathe.

Upstairs features a light-filled open-plan living and dining area with polished timber floors, flowing to the verandah where you can keep an eye on the backyard while you relax. The practical kitchen, family bathroom and three good-sized bedrooms are all on this level, creating an easy everyday layout for busy families.

Downstairs, a large rumpus room offers the perfect games room, teen retreat or home office, with a second bathroom nearby for extra convenience. Multiple storage rooms, a separate laundry and covered areas under the house mean bikes, toys and camping gear all have a home.

Outside is where this property really shines. The huge yard, shady

4 2 6

**FOR SALE**  
AUCTION On-site

**VIEW**  
Sat 13th Jun @ 10:30AM - 11:00AM

**AGENTS**  
Riley Loy  
0422 729 288  
rloy@ljhookerdarwin.com.au

Sammy Ishmam  
0413 305 340  
sishmam@ljhookerdarwin.com.au

**AGENCY**  
LJ Hooker Darwin  
(08) 8924 0900

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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trees and wide open lawn give endless options for backyard cricket, swings, veggie gardens or even a future pool. A big carport and extensive driveway provide plenty of parking for cars, boats and trailers, ideal for Territory lifestyles.

Set in a quiet, family-friendly street close to schools, shops, parks and local conveniences, this is a wonderful opportunity to secure a spacious elevated home with all the foundations for years of family memories.

**Property Information:**

Status: Vacant Possession

Easements: Sewerage Easement to Power & Water Authority

Council Rates: \$1800 (approx)

Titled Area: 1560m2

preferred settlement period: 30 days

Preferred Deposit: 10%

contact Riley Loy for further information

Phone: 0422 729 288

Email: [Rloy@ljhookerdarwin.com.au](mailto:Rloy@ljhookerdarwin.com.au)

**MORE DETAILS**

Property ID	5E4UF2X
Property Type	House
Land Area	1560 m2
Including	Air Conditioning Deck Outdoor Entertaining Floorboards Built-in-Robes

**Riley Loy 0422 729 288**

Sales Representative | [rloy@ljhookerdarwin.com.au](mailto:rloy@ljhookerdarwin.com.au)

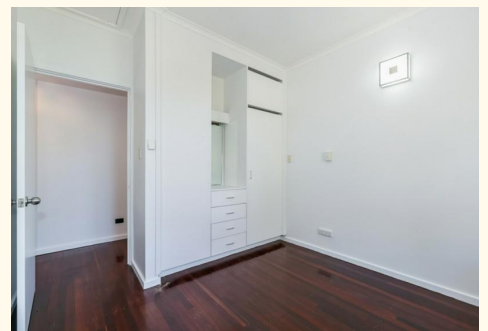
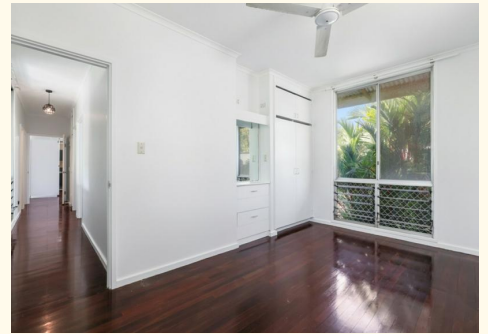
**Sammy Ishmam 0413 305 340**

Sales Representative | [sishmam@ljhookerdarwin.com.au](mailto:sishmam@ljhookerdarwin.com.au)

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Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

23 Milkwood Circuit, Karama, NT 0812