

Larapinta, 17 Engoordina Drive

Versatile Three Bedroom Home on a Huge Block with Separate Rumpus

Offering excellent value in a good location, this home is a smart buy for those looking to enter the market or invest. Enjoy panoramic views of the MacDonnell Ranges from the front yard, a stylish modern exterior, and the comfort of a home that was extensively updated and extended in 2007 and still presents beautifully today, ready for you to move in and enjoy from day one.

- Updated & extended family home on an 804m2 block
- Tiled, open-plan living, dining, & kitchen area
- Kitchen: gas cooktop, dishwasher, ample storage
- 3 good-sized bedrooms, all with built-in robes
- Bathroom with separate toilet + master ensuite
- Laundry with yard access + air conditioning throughout
- Separate, air-conditioned, lined shed, great as a rumpus



For Sale
Offers Over \$399,000

View
By Appointment

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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.

- Large carport + gated parking in the driveway
- Covered patio, fully fenced, grassy front & rear yard
- Close to preschools, primary schools, IGA, buses
- Priced to sell! Fantastic buying in a great locale

Thoughtfully designed with great separation of living, the layout comprises three good-sized bedrooms with built-in robes, a family bathroom with a separate toilet plus a fully tiled master ensuite, and a spacious, open-plan living and dining area, tiled for easy care. Completing the picture is the modern kitchen, fully equipped with stainless steel appliances - including a gas cooktop and dishwasher - and offering plenty of storage and food prep space.

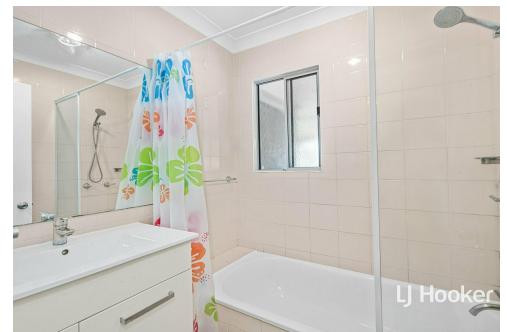
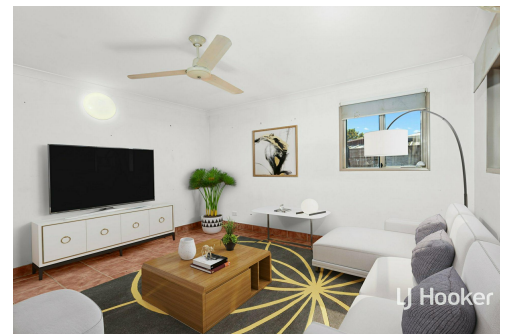
Outside, a separate, lined, and air-conditioned steel-clad building provides additional and versatile living space. Use as a rumpus room, a teen retreat, studio, home office, or even a fourth bedroom – tailor it to suit your lifestyle.

Additional features include split system air conditioning throughout for climate comfort, a convenient internal laundry, and a large carport with additional gated parking on the driveway.

The fully fenced and grassy front and rear yards provide lots of space for kids and pets to run around, with room for a garden, while a covered patio offers a shady retreat to relax with a cool drink or have friends around for a weekend barbecue.

Positioned in a street of mostly privately owned homes, this property offers fantastic family convenience with preschools and both public and private primary schools within walking distance. Also a short stroll away is a bus stop and the Larapinta IGA for your everyday essentials.

Neat, tidy, and priced to sell, this home is a fabulous opportunity to enter the market as a first home buyer or investor. Don't miss your chance to secure; contact the office today to arrange an inspection.



More About this Property

Property ID	2CU7FD5
Property Type	House
Land Area	804 m2
Including	Ensuite Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

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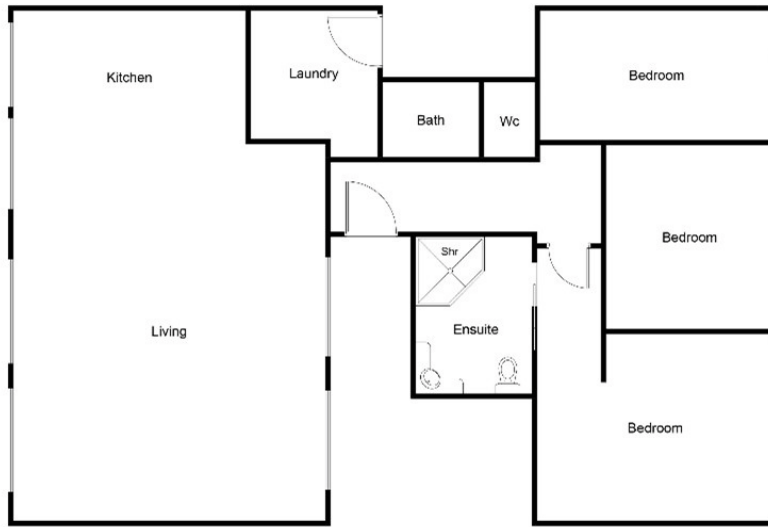
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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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