



86 Albrecht Drive, Larapinta




Family Favourite

This easy living family home is in the exclusive enclave of The Ridges Estate located at the northern end of Albrecht Drive. In keeping with the surrounding neighbourhood, it offers all the benefits expected in a modern, family friendly home.

From the brick feature front porch through to the last step of the rear yard there is something for everyone. The full concrete front driveway leads to the auto, double lock up garage with roller door access at the rear. Behind the garage and to the rear of the enormous back verandah is a 30 sq metre powered workshop. Very handy indeed!

Large storage cupboards feature in the entry area of the home. Then step into the large, open plan living area that includes a designated dining area and fully serviced gas kitchen. The black and white colour theme permeates through the home with the kitchen being no exception. Stainless steel appliances have been installed that include a gas cooktop, rangehood and dishwasher. There is a very family friendly breakfast bar and pantry storage.

A study nook has been included in the floor plan, just round the corner from the living area, great possie for kids' homework or media point for all.

3  2  2 

FOR SALE
\$665,000

VIEW
By Appointment

AGENTS

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AGENCY

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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.

 **LJ Hooker**

All bedrooms have carpet, ceiling fans, curtains and built in robes while the main bedroom has a fully tiled ensuite bathroom and walk in robe. The family sized main bathroom is just as elegant.

Large glass windows and sliding doors feature off the living area to the equally impressive, north facing, huge outdoor verandah and entertaining area. The structured back garden area has been well thought out to include vege/herb garden, lots of paving and a fabulous, inground pool. Fun for all!

Reverse cycle ducted air conditioning and ceiling fans have been installed throughout. Other welcomed features include three rainwater tanks, security screens, an array of solar panels and solar hot water. Leased at \$812.00 per week until 8/5/2026. Secure a purchase now ready to move in later!

- Council Rates \$3,037.36
- Rental at \$812.00 p week
- Year Built 2012, renovated 2021
- Reverse cycle ducted air conditioning
- Fabulous inground swimming pool
- Expansive under cover outdoor entertaining
- Double auto garage, rear roller door, sep workshop
- Solar hot water and solar array, keep power bills down

MORE DETAILS

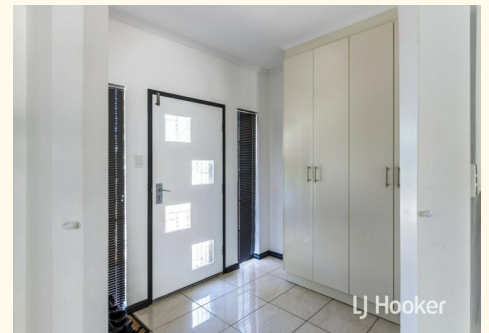
Property ID	2871FD5
Property Type	House
Land Area	807 m2
Including	Ensuite Study Toilets (2) Pool Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels Solar Hot Water Internal Laundry Walk-in robes

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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.

86 Albrecht Drive, LARAPINTA NT 0875