

6 Edgecumbe Court, Gray







A GARDEN OASIS WITH ENTERTAINER APPEAL

3 1 3 761m2

Tucked away in a peaceful court in the established suburb of Gray, this charming home offers the perfect blend of relaxed living, entertaining and everyday convenience.

With Palmerston's shopping, dining, schools, parks, recreational facilities and essential services all close by, you'll enjoy the convenience of having everything you need within easy reach — while still coming home to a quiet and private residential setting. The local seasonal markets are also within walking distance, adding an extra touch of community and lifestyle.

The home offers a relaxed open-plan layout with tiled flooring throughout, creating an easy-care and practical living environment. The kitchen features quality appliances and fixtures with a filtered chilled drinking water system, the living areas feature smart switched fans on a sensor as you enter/ leave the room. Two large double sliding doors provide a seamless connection between the indoor dining area and the impressive outdoor entertaining space.

And when it comes to entertaining, this home certainly delivers.

The outdoor kitchen is a standout feature and is sure to impress the home chef. Complete with a Wok burner, stainless-steel benchtops, ample storage and a large Komodo Joe smoker and Ziegler & Brown BBQ, it's an entertainer's dream and the perfect place to gather with family and friends.

Outside and you'll discover what truly sets this property apart — a garden you won't see every day. The established grounds are bursting with character,

Price	Price Drop $649,500
Property Type	Residential
Property ID	2113
Land Area	761 m2
Floor Area	164 m2

AGENT DETAILS

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OFFICE DETAILS

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74 Cavenagh Street Darwin NT 0800
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featuring an impressive selection of fruit-bearing plants, Lush tropical gardens, established vegetable gardens and beautifully maintained garden beds. Whether you're a keen gardener, enjoy growing your own produce or simply love having a lush green outlook, there's plenty here to appreciate.

Back inside, the centrally positioned bathroom features a large bathtub and shower, complemented by a separate toilet and dedicated laundry.

The three spacious bedrooms are all fitted with built-in robes and split-system air-conditioning, providing year-round comfort. Large sliding windows and security screens allow you to take advantage of the beautiful tropical breezes while maintaining peace of mind.

Property Highlights

- Peaceful court location
- Organically managed garden for over 10 years
- 5 station Automated watering
- Native beehive
- 23 panel 6.5kw Solar system
- Fruit-bearing plants and native gardens
- Three spacious bedrooms with built-in robes
- Split-system air-conditioning throughout
- Fully tiled throughout
- Open-plan living and dining
- Large sliding doors connecting indoor and outdoor living
- Impressive outdoor kitchen
- Close to schools, parks and recreational facilities
- Convenient access to Palmerston CBD, shopping, dining and essential services
- Walking distance to local seasonal markets

A Home to Enjoy

Whether you're looking for a comfortable family home, a place to entertain your friends or simply somewhere to enjoy the relaxed tropical lifestyle, **6 Edgecumbe Court is a property that needs to be experienced to be appreciated.**

Come and discover the garden, enjoy the entertaining space and see what makes this Gray home so unique.

Area under title: 761 sqm

Area under roof: 164 sqm

Preferred settlement period: 60 days

Council rates: $2160.00 Approximately

Status: Vacant possession

Easements: Electricity supply Easement to Power and Water Authority

Year Built: 2002

Zoning: (LR) Low density residential

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