

# Yard big enough for footy

This beautiful, three bedroom ground-level home is situated in the popular suburb of Wanguri.

It features a huge private backyard big enough to play footy in and there's a crystal-clear spa thrown in.

If the yard isn't big enough you have a great park right across the road.

The home has terracotta coloured tiles throughout, is fully airconditioned and has a great kitchen, so there is no excuse not to cook up a magnificent storm.

This perfect family home is within walking distance to shops, schools and so very much more.

All the bedrooms have built-in wardrobes and the bathroom has been tastefully

renovated with a separate toilet.

There is ample living space in the lounge and dining areas.

As well, there's undercover parking plus enough room for the boat.

There are fully reticulated gardens and a huge undercover patio perfect for those big family functions.

Other features include:

- ☐ Three bedrooms
- ☐ Separate toilet
- ☐ Renovated bathroom
- ☐ Huge outdoor entertaining area

- ☐ In-ground spa
- ☐ Fully reticulated gardens
- ☐ It has airconditioning throughout

- ☐ Close to shops and schools



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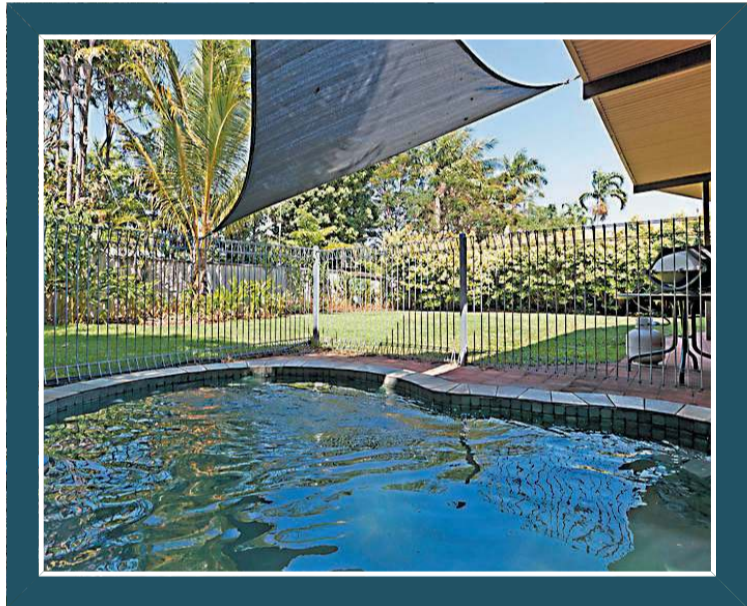
## Advantage Real Estate (NT) Pty Ltd

Go Local Go Advantage

<p><b>LAKE BENNETT</b> 15 Chinner Road</p> <p><b>URGENT SALE</b></p> <p>2+1-1</p> <p><b>THE BEST AVAILABLE</b></p> <ul style="list-style-type: none"> <li>• 2 Bedroom Lakeside Bungalow</li> <li>• Lge Verandah, Lockup Laundry</li> <li>• Safe Swimming</li> <li>• Polished Timber Floors</li> <li>• F/Furn for Holiday Rental</li> </ul> <p><b>\$480,000 REDUCED</b> SUN 2:45 - 4:00 DON PARMENTER 0414 455 021</p>	<p><b>LARRAKEYAH</b> 2 /188 Smith St</p> <p><b>UNDER CONTRACT</b></p> <p>2+2-2</p> <p><b>CONTEMPORARY LIVING</b></p> <ul style="list-style-type: none"> <li>• City lifestyle</li> <li>• Well appointed kitchen</li> <li>• Study/3rd bedroom</li> <li>• Balcony with views</li> <li>• Walk to Cullen Bay &amp; Mindil</li> </ul> <p><b>\$555,000 NEG</b> KIM FARRAR 0409 090 591 GAVAN KEANE 0431 550 710</p>	<p><b>MOULDEN</b> 5 Parmentier Place</p> <p><b>AFFORDABLE!</b></p> <p>3-1-2</p> <ul style="list-style-type: none"> <li>• Solid Affordable Home</li> <li>• Reno Bathroom/Kitchen</li> <li>• Electric Gates</li> <li>• Quiet Cul-de-Sac</li> <li>• Many More Improvements</li> </ul> <p><b>\$429,000</b> SAT 12:30 - 1:15 GAVAN KEANE 0431 550 710 KIM FARRAR 0409 090 591</p>	<p><b>RAPID CREEK</b> 71 Rapid Creek Rd</p> <p><b>WOW!</b></p> <p>6-3-4</p> <p><b>EXECUTIVE RESIDENCE</b></p> <ul style="list-style-type: none"> <li>• Rare 6 Bedroom Home</li> <li>• Fabulous Dining &amp; Lounge</li> <li>• Fully S/C 3 Bed Unit Under</li> <li>• Chefs Kitchen, Walk in Pantry</li> <li>• Perfect For Large Family</li> </ul> <p><b>\$899,000</b> SAT 2:00 - 2:45 SUN 1:00 - 1:45 GAVAN KEANE 0431 550 710 KIM FARRAR 0409 090 591</p>
<p><b>WOOLNER</b> 3/10 Brewery Place</p> <p>3-2-2</p> <p><b>ELEGANT, STYLISH &amp; CLASSY</b></p> <ul style="list-style-type: none"> <li>• Immaculate presentation</li> <li>• Balcony sunsets &amp; sea breezes</li> <li>• Master has ensuite &amp; WIR's</li> <li>• Spacious open plan living</li> <li>• Very low body corporate</li> </ul> <p><b>\$599,000</b> SAT 1:45 - 2:30 GAVAN KEANE 0431 550 710 KIM FARRAR 0409 090 591</p>	<p><b>DARWIN</b> 14/80 Woods St</p> <p><b>NEW</b></p> <p>2-2-2</p> <p><b>LIVE, WORK, AND PLAY</b></p> <ul style="list-style-type: none"> <li>• Modern, Stylish city living</li> <li>• Kitchen with granite finishes</li> <li>• Master has WIR &amp; ensuite</li> <li>• Generous size bedrooms</li> <li>• Large balcony in the tree tops</li> </ul> <p><b>\$455,000 NEG</b> SAT 2:45 - 3:30 GAVAN KEANE 0431 550 710 KIM FARRAR 0409 090 591</p>	<p><b>DARWIN</b> 8/24 Harvey Street</p> <p><b>VALUE</b></p> <p>2-2-2</p> <p><b>TIME TO INVEST NOW</b></p> <ul style="list-style-type: none"> <li>• Close to CBD &amp; waterfront</li> <li>• Stylish gourmet kitchen</li> <li>• Large open plan living</li> <li>• Secure complex</li> <li>• Lap pool &amp; gym, 2 car spaces</li> </ul> <p><b>MID \$400,000's</b> SAT 11:45 - 12:30 KIM FARRAR 0409 090 591 GAVAN KEANE 0431 550 710</p>	<p><b>THE GARDENS</b> 3/16 Gardens Hill Cres</p> <p><b>OWNER LEAVING</b></p> <p>2-1-2</p> <p><b>IDEAL FOR YOUNG COUPLE</b></p> <ul style="list-style-type: none"> <li>• Very Private Townhouse</li> <li>• 2 Spacious Bedrooms</li> <li>• Fully Tiled &amp; Air Conditioned</li> <li>• Freshly Painted</li> <li>• Nothing to Spend</li> </ul> <p><b>\$499,000 REDUCED</b> SAT 12.30 - 1.15 DON PARMENTER 0414 455 021</p>
<p><b>NORTHLAKES</b> 41 Carnoustie Circuit</p> <p>4+3-4</p> <p><b>MILLION DOLLAR VIEWS</b></p> <ul style="list-style-type: none"> <li>• Popular Elevated Built Under</li> <li>• 4 Bedrooms</li> <li>• 3 Bathrooms</li> <li>• Huge Games Room</li> <li>• Fantastic Entertainer</li> </ul> <p><b>HIGH \$800'S</b> SAT 1:45 - 2:45 DON PARMENTER 0414 455 021</p>	<p><b>HOWARD SPRINGS</b> 13 Radford Road</p> <p><b>NEW LISTING</b></p> <p>1-1-2</p> <p><b>GREAT STARTER</b></p> <ul style="list-style-type: none"> <li>• One Bedroom with Plans</li> <li>• Unique Opportunity</li> <li>• 2000 m2 Block</li> <li>• Very Close to Palmerston</li> <li>• Developing Area</li> </ul> <p><b>\$459,000</b> SAT 3:15 - 4:15 DON PARMENTER 0414 455 021</p>	<p><b>HUMPTY DOO</b> 35 Joel Road</p> <p>4+1-2</p> <p><b>FOR THE LARGE FAMILY</b></p> <ul style="list-style-type: none"> <li>• Extra Large Home</li> <li>• Loads of Outdoor Living</li> <li>• Massive Kitchen</li> <li>• Extra Special Potential</li> <li>• Very Quiet Location</li> </ul> <p><b>\$609,000</b> SUN 1:00 - 2:00 DON PARMENTER 0414 455 021</p>	<p><b>STUART PARK</b> 4 Nelson St</p> <p><b>FAMILY HOME</b></p> <p>4-3-2+</p> <p><b>HUGE POTENTIAL</b></p> <ul style="list-style-type: none"> <li>• BIG 4 B/Rs + Ensuite + W/I</li> <li>• HUGE Open Plan Living</li> <li>• BIG Entertainment Deck</li> <li>• Open Kitchen + Tiles</li> <li>• Internal Stair Case</li> </ul> <p><b>\$880,000</b> SAT 2.15 - 3.15 COLIN FITZGERALD 0407 976 363</p>

**WANGURI**  
11 Harmanis St  
AGENCY: Knight Frank  
AGENT: Rick Trippe  
0411 234 567  
OPEN: Sunday  
11am-11.30am

\$545,000



**Knight Frank**

**FOR SALE by Tender**  
**Closing 28th September 2011**

Lot 605 Mulligan's Lagoon Road, Kununurra, Western Australia

- 769.2769ha.
- Approximately 205ha of cleared land suitable for irrigated broad acre agriculture.
- 2 dams 9ML and 12ML capacity.
- Infrastructure including machinery shed, general purpose storage and pump shed.
- Approximately 22 km's from Kununurra Town Centre.

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