

**134 Tokmakoff Road, Cossack, NT, 0850**



**Acreage Semi-rural For Sale**

Tuesday, 14 January 2025

134 Tokmakoff Road, Cossack, NT, 0850

**Bedrooms: 6**

**Bathrooms: 3**

**Type: Acreage Semi-rural**



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## EXCEPTIONAL LIFESTYLE PROPERTY TO HIT THE MARKET

WOW oh WOW!

134 Tokmakoff Rd, Katherine NT

This stunning rural lifestyle property is a rare gem, offering everything you could dream of and more. Nestled at the end of a cul-de-sac on a sprawling 2.06ha block, it's your private tropical retreat, ready for you to move in 2025.

### A Home with Heart

Beautifully upgraded, this home boasts:

- 4 good-sized bedrooms, with the main bedroom and ensuite privately positioned at one end of the house.
- A separate wing featuring 3 bedrooms, a stylish bathroom with a deep feature bath, and a second living area.
- A central kitchen designed for the chef in the family, featuring abundant cabinetry, new gas cooking, and a double sink with views of the pool and outdoor entertaining area.
- Year-round comfort with split-system air conditioning throughout, tiled floors, wide verandahs on three sides, and an outdoor laundry.

### Resort-Style Living

Step outside and escape to your own oasis.

- A salt-chlorinated pool, perfectly positioned amidst lush tropical gardens.
- A gazebo, providing a tranquil spot to unwind and entertain, complete with privacy and picturesque views.

### Efficient and Sustainable Features

- A 251,000L rainwater tank, ensuring the home runs entirely on rainwater.
- A 10.2kW solar system feeding into the grid to minimize electricity costs.
- Automated watering systems for lawns and gardens, powered by a bore with an upgraded pump (just two years old).

### Impressive Shedding

- The main shed is ideal for hobbies, heavy-duty tools, or a home-based business, (subject to approvals). Fully powered with separate electricity, it features secure lock-up spaces, excellent airflow, an air-conditioned office, and ablution facilities. 220.84m<sup>2</sup> shed space (man cave...)
- A second shed with a concrete bay, perfect for boats, caravans, or trailers.

### Perfect for Animals too!

- Two well-fenced horse/stock paddocks, each with its own shelter and water supply.

- Additional internal fencing to assist with pets and stock.

#### Convenient Access

- A gravel driveway with separate entries: one to the house and double carport, and another leading to the sheds, ensuring all-weather accessibility.

#### Key Property Details

- Zoning: Rural Living
- Land Area: 2.06ha

Don't miss this opportunity to own an exceptional lifestyle property just minutes from Katherine.

#### Exclusive Inspections by Appointment Only

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