

**10 Minahan Road, Ross, NT, 0873**



**House For Sale**

Wednesday, 13 November 2024

10 Minahan Road, Ross, NT, 0873

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 3**

**Type: House**

## Space and Serenity Awaits

Situated on an expansive 22.2ac/8.9ha parcel at the base of the East MacDonnell Ranges, this five-bedroom, three-bathroom residence perfectly combines rural tranquillity with modern comfort. Built in 2005 with a durable steel frame, it offers an idyllic setting for living, entertaining, and enjoying the beauty of nature.

A private driveway leads to the property, where a circular driveway and a three-car carport provide easy access and ample parking. The welcoming front veranda and formal entry reveal spacious, light-filled interiors designed for comfort and style. Inside, multiple living areas cater to both family life and gatherings.

At the heart of the home is a large central kitchen, complete with an electric cooktop, breakfast bar, and walk-in pantry. It opens up to views of the backyard and the surrounding ranges, enhancing the connection to the outdoors. To the left of the kitchen are two living areas. One is tiled with sliding doors that provide direct access to the backyard, creating an effortless indoor-outdoor flow. The second living area is carpeted, brightened by large windows, and ideal for relaxation. Both spaces are equipped with split-system air conditioning.

To the right of the kitchen is a second large tiled living area offering evaporative cooling and sliding door access to a fenced yard complete with a shade sail. For added versatility, there is also a dedicated study with carpeted flooring, a ceiling fan, and evaporative cooling located to the right of the entrance, making it a perfect quiet workspace or home office.

The main bedroom suite is a standout feature, with bay windows framing picturesque views. This generous retreat includes a large walk-in robe, ceiling fan, split system air conditioning, and an ensuite bathroom with a spacious bath, shower, vanity, and separate toilet. The additional bedrooms are also generously sized and well-lit, each with carpeted flooring, built-in robes, ceiling fans, and split system air conditioning, providing comfortable and private retreats. The thoughtfully designed main bathroom is family-friendly, featuring a large shower, bath, vanity, open vanity area, and a separate toilet for added convenience.

The home features a private studio or granny flat with a separate entrance. This suite includes a spacious bedroom with bay windows, tiled floors, built-in wardrobes, and evaporative cooling. It also has a bathroom with a shower, toilet, and vanity. Access to the studio is available from the second living area, making it perfect for guests, extended family, or potential rental opportunities.

The backyard offers a serene outdoor retreat. A veranda accessible from the first living area overlooks a lawn area framed by the nearby ranges. Beyond the formal backyard is a native landscape ready to be explored.

### Property Overview:

- Five-bedroom, three-bathroom rural home with multiple living areas.
- Situated on a 22.2-acre (8.9 ha) rural parcel at the base of the East MacDonnell Ranges.
- Central kitchen with electric cooking, a large walk-in pantry, and a breakfast bar.
- Split-system ACs to bedrooms, + 2 living areas & evaporative cooling to rest of home.
- Features a private studio with a bedroom, bathroom, and separate entrance.

Additional features such as 6.6kw Solar power, LED downlights, evaporative cooling, a water softener, and a spacious laundry with direct backyard access enhance the home's functionality and appeal.

More than just a house, 10 Minihan Road promises a harmonious blend of modern comfort and rural charm amid the breathtaking landscapes of Ross. Contact Kura on 0437 366 265 for more information.