

**120 Aaaa Rd, Howard Springs, NT, 0835**

**CENTRAL**

**House For Sale**

Wednesday, 13 November 2024

120 Aaaa Rd, Howard Springs, NT, 0835

**Bedrooms: 6**

**Bathrooms: 4**

**Parkings: 6**

**Type: House**

## 22+ Acres Landbank Opportunity

Text 120AA to 0480 001 403 for more property information.

Premium landbank/future development opportunity in the most sought after NT suburb of 2024. Where the future urban sprawl is not just a possibility, but an inevitability.

This expansive block offers an exceptional canvas for innovative residential development that will shape the future landscape of the thriving Howard Springs community.

Situated a hop, skip and jump from the Howard Springs lights at the nexus of transportation, lifestyle amenities, this prime location boasts ultra convenient accessibility. With major highways, public transit options, and a vibrant network of shops, schools, and recreational facilities all just minutes away, the potential here is limitless.

Ideal for a savvy landbanker with the added bonus of healthy holding income with multiple rustic dwellings on site capable of producing well over \$1,000 per week in income.

As urban populations continue to grow, this block is perfectly poised to take advantage of a growing capital City ensuring that your investment not only holds value but appreciates significantly over time.

A rare opportunity to invest in a premium location poised to benefit from the current start of the upturn in Darwins property cycle.

### Key Features:

- Dry 9 hectares 1000 square metres (22.4 acres) land
- Town water and bore water along with 2 wells
- 4 bed 2 bath house coded
- Verandahs plus an extended outdoor entertaining area
- Granny flat with 1 bed and 1 bath and games room
- Separate 1 bed studio with laundry and kitchen
- Man cave/workshop shed with dual parking space
- Secure entry at street level with a heavy front gate
- Cyclone bunker up in the top corner – a fun addition to the block
- Unsealed and maintained road with only local or lost traffic passing

### Around the Suburb:

- Rural lifestyle address, nearby to local GP and shops
- Less than 5 mins to the Howard Springs School, shops, bakery and tavern
- 5 minutes from Coolalinga Shops
- Quiet location (for now) with large lots of land
- Easy highway access

Council Rates: \$1,496 per annum (approx.)

Date Built: 1986 with numerous other additions over the years

Area Under Title: 9 hectares 1000 square metres (22.4 acres)

Zoning Information: Currently RL (Rural Living)

Rental Estimate: \$1300 a week (\$650+\$350+\$300)