

**13 Donington Pl, Howard Springs, NT, 0835**

**CENTRAL**

**House For Sale**

Thursday, 24 October 2024

13 Donington Pl, Howard Springs, NT, 0835

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**

## Unique Gem in Prime Location

Text 13DON to 0480 001 403 for more property information, including pest and building status reports.

Secure your future with this prime real estate conveniently positioned on the fringe of burgeoning Palmerston. This lifestyle lot is old school Howard Springs and offers a totally unique spin on rural living.

Neatly placed on Donnington Place a stones throw to the Howard Springs lights/intersection and surrounded with gorgeous landscaped gardens.

Enjoy living on 3 times your standard Palmerston block size with all the same conveniences in close proximity.

Rich in character the inside the home is a marriage of retro vibes with modern renovations throughout.

Outside you'll find yourself relaxing in your own private haven with in ground pool and high clearance carport parking bay plus a workshop shed with additional parking along side it, there is plenty of room for the boat, trailer, trucks and more.

Located in a side access road just off from the Stuart Highway, this small cluster of 'Howard Springs' homes are screened with native bushlands from the main road yet provide easy access through to the highway for a quick commute everyday. Boasting a rural lifestyle without in a semi suburban setting, this home offers the best of both worlds.

One of the nicest manicured gardens you'll ever see ( with high quality automated irrigation.

The lawns and gardens here are lush and well established to shade and provide a colourful backdrop. Garden paths wind through to the home where a shady verandah runs along the front of the home with a built in bar perfect for watching the footy and cricket.

Inside the home offers a gorgeous modern kitchen with pantry and sky light above along with a dining nook.

Step down into the enormous living and dining areas that have banks of windows and sliding doors through to a private back verandah.

There are 2 bedrooms both front facing with pool views and the main bathroom that offers a claw foot bath. The main bedroom is sunken with stair access and sliding door through to the backyard along with a sleek modern ensuite bathroom that combines the laundry amenities as well.

The home includes solar panels to help cut your energy bills and is only moments from the Zuccoli parklands and schools, Coolalinga and Palmerston in under 3 minutes.

Key features:

- Prime A+ lifestyle location in old school Howard Springs bordering Zuccoli & Virginia
- Ready to be enjoyed immediately
- Uniquely designed home loaded with character & charm
- Extensive renovations throughout whilst retaining initial appeal
- Set back off of the main road with a screen of native bushlands
- In ground swimming pool with secure fencing and shade sail overhead
- Stunning fully reticulated landscaped gardens
- Home has secure fencing around the perimeters
- Dual carport parking at the front with access to a massive workshop shed

- Side carport parking off the shed is perfect for the boat, mower or cars
- Solar panels on the roof will cut your energy bill
- Sunlight in the kitchen brightens up this centrally positioned room
- Large living room / media room with sliding doors to back verandah
- 2 bedrooms both front facing with pool views
- Main bathroom has a claw foot bath, shower and garden vistas
- Main bedroom includes sliding doors through to the back yard
- Modern ensuite bathroom also houses the laundry room
- Town water
- Absolute blue chip location primed for future growth

Around the Area:

- This is the original 'Howard Springs' formed half a century before Palmerston's urban sprawl merged with its boundary
- Less than 5 mins to major shopping at Gateway or Coolalinga Central
- Super close proximity to a myriad of schools and day care options
- Short drive to the Howard Springs Bakery & Tavern
- Markets at Freds Pass and Coolalinga throughout the year as well as all Palmerston has to offer

Auction: Sunday 10th November 9.30am on-site

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

Date Built: Pre 1974

Area Under Title: 1910 square metres

Zoning Information: RR (Rural Residential)

Status: Vacant possession

Pest Report: Available

Building Status Report: Available

Rental Appraisal: \$750-\$800 per week (approx.)

Easements as per title: None found