

132 Collard Road, Humpty Doo, NT, 0836

CENTRAL

House For Sale

Friday, 15 November 2024

132 Collard Road, Humpty Doo, NT, 0836

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Type: House

Double Delight on Dream Lifestyle Block

Text 132COL to 0480 001 403 for more property information

Embrace the serenity of rural living with this stunning outdoor rural lifestyle property, perfectly designed for those seeking extra space and freedom. An acreage nestled in the heart of Humpty Doo featuring two freshly renovated dwellings, making it an ideal haven for families, dual living arrangements, or even as a lucrative rental opportunity.

Located in a quiet court with only local or lost traffic passing, this rural property has a winding driveway past established native bushlands through to a grassy clearing that surrounds the main home and second dwelling.

The main home, 2 bedroom plus study (small 3rd bedroom) with a central open plan living, dining and kitchen area, windows to let through the natural light. The kitchen has farm house chic with a huge wood topped island bench and wrap around counters with overhead storage.

The verandahs are semi enclosed to double your useable space. On the back end there is access to the bathroom which hosts a free standing bathtub and a vanity. Off the front are remote controlled blinds that drop down to shade against the afternoon rays and protect the built in bar where you can entertain in style.

Over towards the pool is a decked entertaining area that overlooks the water. A converted shed now includes a storage portion along with a self-contained 1 bedroom granny flat with kitchenette and bathroom. The property has open paddocks and plenty of room for the horses or quad bikes. There is a rainwater tank and the laundry amenities hosted on the back verandah.

The property is positioned well within the Humpty Doo community and is only a 10 mins from local schools, day-cares and shops. Ask a local for the best wet season fishing spots or take the horses out for a ride on the wide roadside verges and enjoy the great Territory lifestyle.

What we love about this opportunity:

- Location - privacy near end of road and easy drive to Humpty Doo, Coolalinga, Palmerston and City.
- Double up – 2 for the price of one!
- Sunsets in the pool with a cold drink in hand
- Discreet driveway winding past a bushland belt towards the clearing around the home
- Semi enclosed verandahs have electric blinds to cut the afternoon rays
- Built in bar on the verandah overlooking the pool
- Converted shed with a storage portion off the side
- Granny flat includes a kitchenette and a bathroom
- Main home has 2 bedrooms plus a small 3rd or home office
- Open plan living, dining and kitchen areas are filled with natural light
- Bathroom has a free standing bath tub and a vanity with built in storage
- Semi enclosed rear verandahs offer additional living spaces
- Front porch overlooks a bitumised driveway and parking bay
- Established tropical gardens and a cascading bougainvillea tree
- Self-contained pool room
- Electric blinds on west veranda providing enclosed outdoor eating area
- 5 run automated irrigation system around house and pool
- New tank and bore pump cap
- Back section of block recently cleared

Whether you're looking to create a sustainable retreat, enjoy a family getaway, or simply escape the ordinary, this rural

lifestyle block is a unique find you don't want to miss.

Council Rates: \$1,439 per annum (approx.)

Date Built: 2007

Area Under Title: 1 hectares 8200 square metres

Zoning Information: RL (Rural Living)

Status: Vacant Possession

Easements as per title: None found