

**20 Hicks Road, Girraween, NT, 0836**

**CENTRAL**

**House For Sale**

Saturday, 23 November 2024

20 Hicks Road, Girraween, NT, 0836

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Ethan Lay

## Private rural retreat on leafy five acres

Text 20HIC to 0480 001 403 for more property information

If you're longing for a tree change where you will feel worlds away from everything, this lush five-acre property will give you a taste for the simple life in a serene rural setting, while remaining wonderfully convenient to all the essentials.

- Peaceful and private five-acre property on tranquil fringes of Girraween/Howard Springs
- One-bedroom home set back from the road to provide further privacy
- As is, the shed home keeps things low maintenance within a practical layout
- High vaulted ceilings accentuate the sense of space throughout interior
- Split-system AC and concrete floors help to keep the home cool
- Open-plan living is overlooked by timber kitchen offering plenty of storage
- One large bedroom is positioned off the open-plan, feat. dual built-in robes
- Neat bathroom offers practical set-up with vanity, WC and walk-in shower
- Covered verandah front and rear also provide flexi covered parking
- Potential to build main residence within leafy, rural setting
- Fully fenced low maintenance bush block
- Eligible for government build grants given no current 1A structure on property (STA)

Enjoy the current 'shouse' certified 10a as is or use it the short term whilst you build your dream home and use it as a 2nd dwelling in future. This verdant rural block provides a fabulous tranquil expanse that you can really make your own, while making the most of this stunningly serene location.

Set back from the road, the current residence focuses on keeping everyday living effortless and easy. As is, the layout is practical and simple, accentuated by concrete floors and high vaulted ceilings, keeping things cool and easy to care for.

Overlooking the generous open-plan is a spacious timber kitchen, flowing off from which is an oversized robed bedroom and a bathroom with shower.

Outside, there is a covered verandah front and back, where you also find the laundry and flexi parking. Surrounding this is a cleared yard, bordered by an expanse of verdant greenery and mature trees.

Adding further convenience is split-system AC, a garden shed and a rainwater tank.

In terms of its surrounds, it's moments to Girraween Primary School and around eight minutes by car to Coolalinga Central and its main business district. For further shopping, dining and services, it's just over 15 minutes' drive to Palmerston CBD.

This is one you need to come and see for yourself to appreciate all it has to offer. A fantastic entry level opportunity into Darwin's burgeoning inner rural market.

Contact us today to get the ball rolling by organising your inspection.

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

Date Built: 2009

Area Under Title: 2 hectares 200 square metres

Zoning Information: RL (Rural Living)

Status: Vacant Possession

Easements as per title: None found

