

274 Doxas Road, Humpty Doo, NT, 0836

SMART.

House For Sale

Wednesday, 13 November 2024

274 Doxas Road, Humpty Doo, NT, 0836

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Type: House



Kam Gill

Renovated Rural Retreat

Please copy and paste the link for reports & more information: <https://bit.ly/3Cnq6bZ>

For the home makers seeking a property to put their own spin on, this 2 hectare block is the perfect set up. Offering an established turn key semi elevated 3 bedroom home that has plenty of potential for additions, plus a rear paddock, fruiting gardens and so much more to explore located under 10 minutes from Coolalinga without any of the local traffic or noise it simple couldn't be any better!

Gated at street level, the home has a winding driveway leading past established tropical and native gardens, past the trellised dragon fruit plants and lemon trees through to the home where there is side carport parking for at least 2. Step up onto the decked verandas that wrap around 3 sides of the home overlooking the gardens and open lawns and take in the cool afternoon breezes.

Inside the home is a sky high roofline with an open plan living, dining and kitchen area that have tiled flooring underfoot and A/C throughout. The kitchen has a pop of colour on the lower cabinets and overhead storage in neutral tones. The master bedroom suite includes an ensuite bathroom and access through to the veranda along with enough room for a study nook as well. There are two additional bedrooms in the opposing side of the home each with split A/C. each of the bathrooms are modern and well designed with a floating vanity and glass framed shower.

Take a walk to discover many fruiting trees and tropical gardens along with bananas galore and a rear paddock ideal for the quad bike, horses or the cattle to roam around. There is a rain water tank & 1.4L bore and a sea container storage area with side parking and an outdoor loo as well with plenty more things to uncover as you explore. 4.5kwh solar panel array to help with the cost of power.

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.

Property Highlights:

- 📍 Home makers will get excited for this rural oasis only 10 minutes from Coolalinga
- 📍 Gated at street level with an all weather driveway winding towards the home
- 📍 Side carport parking for at least 2 with plenty of space on the block
- 📍 Sea container storage area with side lean to parking and machinery parking bay
- 📍 Banana trees galore you can set up a roadside stall when these start fruiting
- 📍 Dragon fruit trellised across the front of the home
- 📍 Large rear paddock offers plenty of space for the quad bikes, horses or cattle
- 📍 Home has a semi elevated design with a railed ramped access to the front veranda, perfect for disability access
- 📍 Master bedroom suite with ensuite bathroom and a study nook area
- 📍 2 additional bedrooms each with tiled flooring and split A/C
- 📍 Bedroom 2 has sliding door access through to the rear veranda
- 📍 Verandas wrap around the home on 3 sides overlooking the gardens
- 📍 Rain water tanks & 1.4L bore on the property
- 📍 4.5kwh solar panel array
- 📍 Main bathroom and ensuite both have a glass framed shower and floating vanity
- 📍 Kitchen has a pop of colour on the under cabinets and plenty of built in storage space
- 📍 Open plan living and dining areas with a shy high raked roofline
- 📍 Move in ready home with plenty of potential

Key Neighbourhood Features:

- 📍 Humpty Doo Shopping Centre (8.5km)

- ☒Taminmin College (8.8km)
- ☒Humpty Doo Hotel (11.5km)
- ☒Coolalinga Central (12.7km)
- ☒Girraween Primary School (14.6km)
- ☒Humpty Doo and Rural Area Golf Club (15.4km)
- ☒Zuccoli IGA (18km)
- ☒Good Shepherd Lutheran College (18.4km)

Additional Information as follows:

- ☒Council Rates: Approx \$1,495.71 per annum
- ☒Year Built: 2008
- ☒Planning Scheme Zone: RL (Rural Living)
- ☒Area under Title: 2 Hectares
- ☒Status: Vacant Possession
- ☒Rental Estimate: \$715-\$790 per week
- ☒Settlement Period: 45 days
- ☒Easements as Per Title: Nil