

**295 Pioneer Drive, Girraween, NT, 0836**

**CENTRAL**

**House For Sale**

Thursday, 24 October 2024

295 Pioneer Drive, Girraween, NT, 0836

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 10**

**Type: House**

## Dual Occupancy Girraween Retreat

Text 295PIO to 0480 001 403 for more property information

Exit off Pioneer drive up a lengthy bitumen battle axe entry into a world of relaxation and luxury with this stunning shed house, perfectly designed for the rural area of the NT those who crave both comfort and embracing outdoor living.

Predominantly a bush block with key infrastructure cocooned by lush green lawns and beautiful tropical garden, this property boasts a private outdoor living area that will transform your lifestyle.

Imagine enjoying sunny afternoons by your stunning pool, surrounded by lush greenery and vibrant flowers. The tranquil sound of nature enhances your experience, making it the perfect retreat for gatherings with friends or peaceful moments of solitude.

295 Pioneer is not just a home; it's an escape. The open layout seamlessly connects indoor comfort with the allure of the outdoors, allowing you to relax outdoors while appreciating the serene landscape.

With ample space for lounging, dining, and entertaining, the outdoor living area is designed for memorable moments. Whether you're hosting lively barbecues or unwinding this is your happy space and very own slice of paradise.

### WHY?

Constructed by a builder for himself and his family for enjoying the mighty outdoors of the NT. The highest quality construction. No shortcuts here.

**THE HOME:** The main home or 'shouse' offers generous modern living areas.

Enjoy the enormous undercover outdoor entertainment area overlooking the pool complete with outdoor kitchen, bar, TV to watch the big game. An amazing space to host large gatherings or simply relaxing amidst your serene surroundings.

**THE GRANNY FLAT:** Demountable donga with raised deck completely independent and isolated away from the main accommodation. It provides the new owner with choices both now and into the future whether it be utilised as an income spinner, guest accommodation, elderly parents or teenage kids.

**THE SHED:** This sheds the real deal. The kind of shed blokes dream about. Perfect for the hobbyist or tradesperson, the huge shed with all the bells and whistles provides ample space for storage, workshops, or even recreational activities. Huge mezzanine level framed for three further rooms that can be finished and taken in any direction the new owner desires.

**THE BLOCK and LOCATION:** 5 dry acres in super quiet and private location well connected to key amenities. Fully fenced, quality bore water, rainwater, three phase power, automated irrigation.

Key Summary of features:

- Elite Shed Style House (easily converted into a 5 bed house if required)
- Immaculate and stylish two bedroom ground level design
- Stunning finishes throughout and clever use of space
- Vast outdoor entertaining space capable of hosting large gatherings or ideal for relaxing with loved ones
- Enormous high clearance high quality shed
- Room for all the toys including boat, caravan, trailers +more
- Mezzanine level designed for three more rooms
- 5 Acres of quality high dry land
- Discreet from the street, totally private quiet lifestyle at end of battle axe entry

- Fully fenced and secure allotment with gated entry
- Stunning landscaped and reticulated gardens surrounding the home
- Vast majority of block is native bush meaning lower maintenance and more privacy
- Rural escape away from the hustle & bustle yet only 3 minutes to Humpty Doo Golf Club
- Less than 10 minutes from Coolalinga and 5 minutes to Humpty Doo Shopping Village

Don't miss your chance to own this unique property where tropical beauty meets modern living.  
Viewing certainly required for full appreciation

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

Date Built: 2018

Area Under Title: 1 hectares 9700 square metres

Zoning Information: RL (Rural Living)

Status: Vacant Possession

Easements as per title: Electricity supply Easement to Power and Water Corporation