

**45 Anglesey Road, Girraween, NT, 0836**

**CENTRAL**

**House For Sale**

Thursday, 28 November 2024

45 Anglesey Road, Girraween, NT, 0836

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Type: House**

## Best of both worlds

Text 45ANG to 0480 001 403 for more property information

Escape the hustle and bustle of suburban life and embrace the serenity of the rural area with this expansive rural lifestyle property in a prime ultra convenient location.

The main residence has been freshly renovated internally and is ready to enjoy immediately.

Outside you'll find a plunge pool, large 190m<sup>2</sup> shed and 5 cleared acres to take in any direction you desire.

Nestled amidst open green acreage this idyllic setting provides everything your family needs for a happy and fulfilling rural life with an abundance of space and freedom.

What we love about this opportunity:

- Renovated house ready to be enjoyed immediately
- Large verandas wrap around home ideal for entertaining overlooking acreage
- 5 acres predominantly cleared in convenient rural location
- Fully fenced, children and pets will thrive in a safe and spacious environment
- The open acreage invites endless adventures, from playing games to exploring nature
- Tough as nails large shed to keep your gear out of the elements
- Large carport and storeroom off main home
- Plunge pool and alfresco area
- Beautiful new kitchen well equipped with breakfast bench
- New split system AC throughout
- Three bedrooms, master with built in robe and ensuite
- Separate WC and internal laundry
- Create unforgettable memories with a genuine outdoor lifestyle

Your perfect rural lifestyle is calling!

Conveniently situated in a best of both worlds location close to all amenities and Girraween school.

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

Date Built: 1994, Renovated in 2023

Shed built 1994

Area Under Title: 2 hectares 100 square metres

Zoning Information: RL (Rural Living)

Status: Vacant Possession

Water: Bore water servicing property