

**60 Metcalfe Rd, Humpty Doo, NT, 0836**

**CENTRAL**

**House For Sale**

Saturday, 23 November 2024

60 Metcalfe Rd, Humpty Doo, NT, 0836

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**

## Two for the price of one

Text 60MET to 0480 001 403 for more property information

Secure two certified homes totally independent of each other on a beautiful 5 acre allotment in a ultra convenient yet quiet and private location on Metcalfe Road

This rural package offers a myriad of options to the new owner, live in one & rent the other, rent both with a total rental income of approx. \$950 a week or enjoy the lot on this rural sanctuary.

If you've been searching for a comfortable 'move in ready' entry level rural package that doubles as a great investment then here it is.

Key features:

- Two separate dwellings, each one move in or rent out ready
- Independently fenced and gated properties
- Completely discrete from the street
- Gated access to the back property plus a interconnecting gate allowing access to both
- Main dwelling is a semi elevated renovated 2 bedroom home
- Elevated verandah spans the length of the home
- Modern renovated kitchen with feature lighting and pantry
- Built in robe and A/C
- Second bedroom / living room with mounted TV
- Water tank and quality bore servicing the property
- Low maintenance bush block with cleared areas surrounding both homes
- Second dwelling with is self contained with own verandah as well
- Second dwelling currently leased on periodical arrangement
- Plenty of remaining cleared space to build shed or expand infrastructure further should you ever desire

60 Metcalfe is a clever, non pretentious and practical dual occupancy rural living opportunity in a sought after location.

Certainly a property that can also secure your families future with really healthy income options should you ever desire or require.

Offered at an entry level price point it's not likely to last long.

Around the Suburb:

- 15 mins to Palmerston
- 5 mins to Humpty Doo Shopping Village
- Schools at Howard Springs, Girraween, Humpty Doo along with day care options too
  - Less than 10 mins to Coolalinga with speciality shops and take way options
  - Markets at Fred's Pass and Coolalinga throughout the year
  - A short drive to the Humpty Doo Golf Club and 19th hole restaurant/bar

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

Date Built: 2009

Area Under Title: 2 hectares

Zoning Information: RL (Rural Living)

Status: Vacant possession

Easements as per title: None found

