

# 65 Sandpiper Grove, Howard Springs, NT, 0835



## Rural For Sale

Saturday, 7 December 2024

65 Sandpiper Grove, Howard Springs, NT, 0835

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Rural**



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## **Elevated home in an Exclusive Location**

Here is your opportunity to live your rural dream - in a real Top End home.

With no compromise on convenience.

Our Territory elevated homes represent topical rural living at its best. They are not being built much anymore, so finding such a fine example of that unique lifestyle, means you need to act now.

Adding to the attraction is the exclusive location on offer.

Set on 5 acres in the heart of Howard Springs - this home is in a cul-de-sac, backing onto the lush birdlife of Dutchies Lagoon.

The property is set in well-established grounds, well back from the street, so ensuring privacy.

Once through the front gates, the driveway takes you to your enclave of the home and adjacent workshop, both in great condition.

There is a lot on offer here, but there is also so much potential to add to the property to suit your own needs.

Some points to note -

- \* 2.09ha or 5.2 acres
- \* The land is fully fenced and secure
- \* The grounds are well established and generally irrigated
- \* Town water runs to the home
- \* A 5ltr/sec bore runs the irrigation
- \* The home is a modern elevated design
- \* Features a large open-plan living area, with high ceilings
- \* The outlook in all directions is towards trees and bushland
- \* There is a near-new kitchen, with a gas cooktop & pantry
- \* 3 bedrooms
- \* 2 bathrooms (ensuite to main)
- \* Tiled floors throughout
- \* Split-system a/c throughout
- \* Full-length verandahs on the two long sides
- \* Under-house laundry and third bathroom
- \* Massive under-house area - all concreted
- \* Solar hot water system on the roof
- \* Good-sized shed/workshop
- \* 3-phase power connected to the workshop

The home is in great condition, just waiting for new owner to enjoy.

With such a large under-house area, the possibilities are endless.

Build in more accommodation, if required. Create an entertaining area, or just leave it for kids play and storage.

Either way, it is a perfect shady spot - a haven in the wet season.

The workshop will be a real winner for your toys and ride-on mower to live in.

The building is half enclosed, to provide some secure storage. The other half is a breezy under-roof working area. Three

phase power means you can tackle some heavier tasks as required.

This is a rare lifestyle opportunity in this sought-after location.

The price is affordable compared to many homes in the area, and the potential to add improvements over time is a bonus.

Backing onto the bushy surrounds of a large Lagoon means you have a very quiet rear neighbour - and an abundance of birdlife. The established lawns and native gardens are a wonderful backdrop to the home.

The location is so convenient -

- \* Howard Springs School is close by
- \* Local shops and Tavern are also nearby
- \* Council Rates: \$1,439 per annum (approx.)
- \* Date Built: 1994 (house)
- \* Zoned RL (Rural Living)
- \* Easements on title: None found