

# 11 Harney St, Wagait Beach, NT 0822



## Sold House

Monday, 14 August 2023

11 Harney St, Wagait Beach, NT 0822

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



George Pikos

**\$335,000**

Spectacular sunrises, easy beach living, small community get together's, simple affordable lifestyle and a place to call home. If it's the humble, quiet life you seek then you'll love living in the beach-side community of Wagait Beach. This rustic property has all the conveniences of a home and was originally set up by the owners who worked out of town only taking up occupancy when they were back on recreation leave. Perfect if you're looking for a permanent sea-change lifestyle or somewhere to pull up stumps on the weekends or rostered days off. 11 Harney St Wagait Beach sits centre stage in readiness for those who appreciate seclusion amongst nature without being totally isolated from society. You'll love living here ....\* 2 bedroom shed-style home designed for the tropics and raised off the ground allowing for surrounding cooling concepts all year round.\* Open plan living area that combines the kitchen, dining and living area all leading to a verandah at the front and the back.\* High ceilings, lots of doors and windows that take full advantage of all available breezes enhancing cross flow ventilation. Cool air-conditioning throughout for those steamy wet season days\* The main bedroom offers ample space with garden outlook through the double sliding glass doors - great if you wanted to add a verandah.\* External bathroom located on the back verandah\* Side carport adjoins the home\* 20,000lt rainwater tank, ample storage options\* Selectively cleared yards with full perimeter fencing and lots of natural vegetation. Whether you're looking for somewhere to launch the boat on your days off or a seaside lifestyle Wagait Beach offers it all. Vital Details\* Lot: 72 Hundred of Bray\* Size: 4,080 m<sup>2</sup>\* Zoning: RL (Rural Living)\* Built: circa 2002\* Certificates: Certified as Studio / Shed (60m<sup>2</sup>)\* Easements: Drainage Easement rear boundary\* Rates: \$915 per year (approx.) and includes rates + waste management levy.\* Services: Town Electricity supply | Septic sewer service | School bus service You'll love life here...\* The home is serviced with a 20,000 litre (approx) rainwater tank, grey water system, town electricity\* Regular school bus service and rubbish collection service\* Wagait Beach is accessible by car (approx 1 hour from Palmerston), private boat or Sea Link offer a reliable regular passenger Ferry service from Mandorah to Cullen Bay (approx 15min ride)\* The local IGA supermarket offers a comprehensive array of household consumables including, wine, fuel, food, drinks and newspapers\* The Wagait Beach Community offers an array of services including mechanical repairs, local electrical and plumbing contractors, yoga classes, Cox Peninsular Country Club and so much more. Whether you are seeking a secure weekender holiday home that you can set up and go away for extended periods or a basic but permanent residence that you can improve as the years go by - all in one of Australia's affordable seaside locations. If this sounds appealing then 11 Harney St Wagait Beach will tick many of your boxes. You'll definitely love living here. Call George Pikos to arrange a private inspection: 04 3800 4800