

111 Power Road, McMinns Lagoon, NT 0822

CENTRAL

Sold House

Monday, 14 August 2023

111 Power Road, McMinns Lagoon, NT 0822

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 4 m2

Type: House



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\$850,000

Text 111PO to 0472 880 252 for all property information and reports. Tucked away in a quiet pocket of McMinns Lagoon with no passing traffic, sits a perfectly presented rural package ready for one lucky family to move in and enjoy their dream 'country lifestyle' immediately! A truly unique opportunity in this location - If you have been waiting for the perfect equine property/hobby farm with 12+ usable dry acres without the travel times typically associated with this type of offering then you'll be hard pressed to find better than this. This is true country living without the trek. This 12 acre meticulously maintained property is in a sensational location less than 3 mins drive to Humpty Doo shopping village and 5 minutes drive to burgeoning Coolalinga with all associated amenities. Radiating a 'country estate' charm that will have the fortunate new occupants feeling a world away from the hustle and bustle yet hop in the car and everything you could possibly need is close by. Around the home there are paddocks for the horses and other livestock along with a horse stables and tack room so you can adjust horses here or just have a stable full of your own. Further down the block is another paddock with a round yard and additional shelters for the horses. There is a dog kennel and storage space beside that for the tractors or the feed PLUS there is a massive workshop shed with plenty of storage space built in, room for the boat the trailers the tractors and more. WOW - now the home. The home is country chic with great bones and strong rural vibes and offers a whopping 400+m2 of under roof living. Verandahs wrap around the home on all sides offering views over the above ground pool and towering shade trees where the kids can play for hours. Inside the home are exposed rafters with timber look flooring underfoot and a bright white clean aesthetic that will appeal. The kitchen has wrap around counters with banks of built in storage, dishwasher and the dining room adjacent. There are two bedrooms in this wing of the home each with a robe and A/C. The bathroom includes a bath / shower combo with rustic country chic vibes. The master bedroom includes a private open ensuite bathroom and a walk in robe plus shower room with W/C within with the 4th bedroom nearby PLUS there is even a home office. Spend your time outdoors enjoying this rural lifestyle dream, high and dry throughout the year, the property doesn't suffer from water logging like some around it and most of this size. Watch the sunsets over the paddocks, have a fire pit or entertain with the family on the verandah with the built in BBQ - this home has everything you have been looking for to make everlasting memories with loved ones. Key features:

- An incredible and rare opportunity to secure a high quality equine facility with 12 acres in an enviable location!
- Character rich homestead 400m2+ under roof radiating a country estate charm with grand entry
- Battle axe block formal gated entry with a long Indian mast tree lined driveway bold white rails that POP against the greenery of the paddocks beyond
- Home has verandahs all around to cool and shade, front verandah for easy entertaining with gorgeous aspect over sweeping green lawns
- Master bedroom with ensuite and walk in robe
- Bedrooms 2, 3, 4 PLUS a home office/study room
- Open plan living areas with exposed rafters
- Genuine Country chic vibes to this rural abode
- Kitchen and adjacent dining room with sliding doors to the verandahs
- Bathroom hosts a bath and shower
- Laundry room sheltered on the back verandah
- Above ground swimming pool under the shady canopy of towering trees
- Huge old workshop shed with plenty of storage space and work space
- EQUINE FACILITIES/ INFRASTRUCTURE
- 8 paddocks in total with well established pastures
- Good selection of humidicola, pangola, Rhodes, and native grasses that hold good feed well into the dry
- Shade shelters in paddocks
- 4 large, well ventilated stables
- Large dry tack room and feed sheds
- Grass arena 40m x 60m approx
- 20m sand roll
- Water mains run to all paddocks
- Handy set of cattle yards with breakaway roping cradle
- Gooseneck, trailer parking
- Property is set up for agistment with an average weekly return of \$500
- 6 dog pens 1mx3m, with hardwood flooring and vermin proof galvanised mesh. Can be used for pet sitting.
- Irrigation runs both sides of the driveway for Indian Mast Trees
- 3 phase power to shed
- Approx 20 mature fruiting mango trees
- Hay shed
- Quality electric fencing across property

LOCATION

- School Bus Service short walk from driveway
- 3 mins to Humpty Doo shopping village
- 5 mins to major shopping centre 'Coolalinga Central'
- 15 mins to Palmerston City
- 25 to 30min to Darwin City
- Schools and daycare amenities in Humpty Doo, Howard Springs or Girraween as well
- Short drive to the famous Freds pass markets throughout the year
- Local taverns at Coolalinga, Humpty Doo for a midweek meal or a great night out

Council Rates: \$1,368 per annum (approx.) Area Under Title: 4 hectares 7500 square metres Zoning Information: RL (Rural Living) Status: Vacant possession Building Report: Available on webbook Pest Report: Available on webbook Easements as per title: Electronic communications easement to Telstra Corporation Limited