

**120 FOREST DRIVE, Humpty Doo, NT 0836**



**Sold House**

Monday, 28 August 2023

120 FOREST DRIVE, Humpty Doo, NT 0836

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 9**

**Area: 2 m2**

**Type: House**

**\$750,000**

**SOLD** This one of a kind property has it all! Turn key ready! Located in a quiet street in the popular rural suburb of Humpty Doo, is this 3 bedroom home with large fully fenced inground saltwater swimming pool, 6.490KW solar system, solar hot water service, established gardens and fruit trees galore, town water, 6 bay shed and additional fully fenced 1 bedroom 1 bathroom granny flat (with separate entrance and own power, telephone/internet) all set on 5 acres. Despite its peaceful location, this home is conveniently located just 5 minutes from the Humpty Doo shopping village which has all services including Woolworths, chemists, take-away, tavern, doctors, dentists and more. Also conveniently just a short 10 minutes drive to Coolalinga Central and 15 minutes to the City of Palmerston. Features include: \* 3 bedroom/1 bathroom block home with wrap around verandahs on all sides \* 2 person spa (main house) \* Dishwasher (main house) \* NBN connected (granny flat/main house) \* Additional 1 bed granny flat with shipping container (fully fenced with separate entrance, power, phone, internet) \* In-ground fully fenced saltwater swimming pool/entertainment area (main house) \* Near new 6.490KW solar system (installed Dec 2019 - bills under \$100 a quarter or credit \* Near new Solar Hot Water System (installed 2022) \* Town Water \* Established easy maintained garden/block \* Fruit trees galore (Mango trees, Dragonfruit, Jackfruit, Custard Apples, Mulberries) \* Large fully fenced dog/chook yard with garden shed/lean to \* Large lockable 6 bay shed \* All bedrooms/living areas have BIR and AC (main house and granny flat) \* Rural abode in sought after location, 5 minutes from all amenities \* Spacious, well lit open plan living and dining areas The main home is solid block construction, built to stand the tough territory conditions with wrap-around verandas so it remains cool throughout the day. Established gardens encase the home and throw shade over the lawns that surround the home. Inside this beautiful home is a modern kitchen with a pantry, a central island prep/breakfast bar which leads to the air-conditioned open plan living and dining. The three bedrooms are spacious with built-in wardrobes and air-conditioning. The bathroom is also spacious and includes a 2 person spa. Heading outside, there is a fully fenced large saltwater inground pool that runs off the wrap around verandas, large fully fenced dog/chook yard with small garden shed/lean to, large 6 bay lockable shed, mango trees and near new 6.490KW Grid Connected solar system/solar hot water service to offset your power bills. In addition to the main home, there is a 1-bedroom/bathroom granny flat/home office/guest quarters or games room set on 1/4 an acre which is fully fenced with its own separate gate/driveway/entrance. The granny flat has its own separate power meter, phone and internet connection. Inside the granny flat is an air-conditioned open plan kitchen/dining / living area, bathroom and 1 air-conditioned bedroom. Outside there is an undercover/enclosed patio area, 2 car undercover parking and a shipping container for storage. The granny flat is currently tenanted at \$300 per week to March 2024. Electrical, Plumbing, Gas Fitting and Air Conditioning Report Available (conducted 27/9/2019) Call Lisa today for your exclusive viewing! Council Rates: \$1770,68 pa Total Area Under Title: 5 acres Status of Granny Flat - \$300 per week, expires March 2024 Easements: None Found