

**120 Warren Road, Lambells Lagoon, NT 0822**

**CENTRAL**

**Sold House**

Thursday, 21 September 2023

120 Warren Road, Lambells Lagoon, NT 0822

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Andrew Lamberton  
0889433014

**\$400,000**

Text 120LAM to 0472 880 252 for more property information  
A scenic drive leads you out of town and past the rural area towards the picturesque Lambells Lagoon – a prime growing and farming area perfect for the mangoes or livestock or just for those wanting to work the land and enjoy the serenity – this property is for you. Gated at street level with a long driveway winding past a dog run / chicken coop set up with a gorgeous dual coloured bougainvillea providing a sprawling canopy to shelter the run below. There is a workshop shed with elevated tool shed / sleeping quarters along with plenty of parking space for the trucks, tractors and more. The home is set high on a rise with wrap around verandahs on two sides and a ramped access point as well. Off the side of the home is a large in ground swimming pool that can be reformed into a blue oasis. Inside the home there is a central open plan living and dining area with timber look flooring underfoot and a light filled kitchen with wrap around counters and banks of built in storage plus an island bench as well. The master bedroom suite includes built in robes and an ensuite bathroom plus there is a main bathroom and 3 additional bedroom options that all need some sort of work to finish them off. Beside the home is a lagoon – as the name would suggest – with bird life brimming. Under the shady canopy of a towering tree, sit and watch the ducks at play as you sip your morning coffee – bliss. Approx 20 minutes from Humpty Doo Shops with local schools and bus routes nearby as well, this is a smaller community of rural producing properties so chat with your neighbours and establish your own lifestyle here. Enjoy.  
Property Highlights:  
• Tranquil setting siding onto a lagoon brimming with bird life  
• Sit under the shady canopy of an established tree and watch the lake  
• In ground swimming pool  
• Dog run / chicken coops with a dual coloured bougainvillea trellised through  
• Livestock yard at the rear of the property  
• Mango trees and harvesting options  
• Workshop shed with elevated tool shed and sleeping quarters  
• Wrap around verandahs overlooks the gardens  
• Kitchen has island bench and wrap around counters with loads of storage  
• Master bedroom with ensuite bathroom and built in robes  
• Open plan living and dining areas with timber look flooring  
• Three additional bedroom options  
• Main bathroom with a shower and pool views  
• Open paddocks of green, run cattle or horses or produce fruit – endless options  
Auction: Tuesday 10th October | 6:00 pm | On-Site  
Council Rates: Approx. \$1,367 per annum  
Area Under Title: 10 Hectares and 1424 sqm or 24.7 acres.  
Zoning: H (Horticulture)  
Status: Vacant Possession  
Vendors Conveyancer: Ward Keller  
Settlement period: 30 Days  
Deposit: 10% or variation on request  
Easements as per title: Right of way Easement granted over LOT 40 ON PLAN LTO 73/11