

**1355 Leonino Road, Darwin River, NT 0841**

**CENTRAL**

**House For Sale**

Wednesday, 12 June 2024

1355 Leonino Road, Darwin River, NT 0841

**Bedrooms: 7**

**Bathrooms: 4**

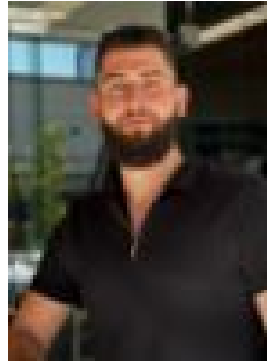
**Parkings: 10**

**Area: 8 m2**

**Type: House**



Daniel Harris  
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## Price Guide \$895,000

Text LEO to 0472 880 252 for all property information and reports. Located in a picturesque rural setting bordering Fly creek and backing onto Darwin River Dam is this sizeable rural retreat with everything you need to relax and enjoy a serene rural lifestyle away from the hustle and bustle. What we love about this opportunity:

- Your own mini station with 20 acres of land and varying landscapes to enjoy
- Premium 3 litre per second bore with beautiful clean water from quartz aquifer
- Jam packed with an abundance of infrastructure
- Grand cattle station style entry leads to two separately fenced in homes
- Hunter gatherers dream property with cherabin, red claw, geese, ducks and pigs
- Bird lovers paradise with resident Finches, Jabiru, Brolga, Black cockatoo and nesting bower birds
- Established gardens and tree canopy around the houses provide a cool micro climate during the hot weather
- The modern main 5 bedroom home has grand ranch vibes with two storey design and plenty of parking
- Epic elevated entertaining deck with stunning views over block and beyond
- The location at top of the hill catches the breezes up on the 14 x 5m deck
- Under the home are 2 bedrooms with a jack and jill bathroom
- Within the garage is a kitchenette and laundry, two bay parking area and A/C
- Storage shed with dual parking for the boat and trailer
- Side garage parking with dart board and gym area as well
- Small patio on the ground level also overlooks the paddocks
- Upstairs are three bedrooms all with A/C and tree top views
- Bedroom 2 has sliding doors to the front balcony
- Open plan living, dining and kitchen areas flow nicely
- Kitchen has banks of built in storage plus island bench and breakfast bar seating
- Master bedroom with ensuite and walk in robe
- Full second bathroom and laundry room upstairs
- Second dwelling needs some TLC to restore it to its former glory but has great bones
- Workshop shed with mezzanine level, office space / AC bedrooms
- Full bathroom and a kitchenette plus laundry amenities as well
- Dog kennels and a donut shaped moat lagoon on the property that the pets can swim in
- Up the back is a camp ground with more dwellings, ablution block plus an outdoor entertaining area as well
- Wet season creek and beer drinking swimming hole at the very rear of block
- Watch bird and animal life from the back deck every evening to the water source
- Complete semi sized truck access to both buildings and the rear of block in dry
- Pop up water system manages the front 3 acres
- Fire fighting points from bore with 50m hoses, on every building and in strategic places in paddock
- Complete the road construction with 3 culverts provided in the sale. To have 2WD full block access in Wet season
- 3 phase power to rear of block on private power lines
- Property has 2 individual electrical meters

The location:

- 5 minutes to Darwin River Pub with Pool facilities
- 15 minutes from Berry Springs Shops/Pub
- 25 minutes Coolalinga Shops
- 45 minutes to Darwin CBD
- Easy highway access, sealed roads

Council Rates: \$1,437 per annum (approx.) Date Built: 2013 Area Under Title: 8 hectares Zoning Information: R (Rural) Status: Vacant Possession Easements as per title: None found