

**142 Produce Road, Humpty Doo, NT 0836**

**CENTRAL**

**Sold House**

Thursday, 9 November 2023

142 Produce Road, Humpty Doo, NT 0836

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Daniel Harris



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**\$960,000**

Text '142PRO' 0472 880 252 for property reports and more information. Why? Ultra modern rural package that ticks all the boxes ready for your family to enjoy their best life immediately! The Home... New. Well almost, only 3 years young. Quintessentially Australian in design constructed by Alpha homes in 2019 perfectly suited to the rural area with expansive verandahs and gorgeous aspects from every window. There is no better way to experience a Darwin wet season downpour than sitting on your rear verandah overlooking your 5 very own acre block. The smell of the rain soaking the dirt and sounds of rain on the metal roof with a cold drink in hand, one of life's simple pleasures. Inside a luxurious home awaits - there is nothing to do here except enjoy! Sliding doors lead from the verandah into the generous open plan living, dining and kitchen area with tiled flooring underfoot and AC throughout. The kitchen is a show stopper with island bench and pendant lighting, feature splashbacks and a walk in pantry as well! Wow. The master bedroom suite includes a luxury ensuite bathroom with hidden shower and a stone topped vanity plus a walk in robe with a study desk / makeup desk. The three additional bedrooms reside at the other end of the home and each includes a built in robe and garden views. The main bathroom is gorgeous with a bath tub, separate shower and vanity with plenty of storage space. Even the laundry is super chic with built in storage, modern tones and access to the rear verandah. The rear verandah complete with adjustable blinds provides an epic space to host a BBQ's with friends and family. The area is completed with fridges and a mounted TV with views over the in ground swimming pool and the elevated cubby house that the little humans will adore playtime in. It also has its very own toilet. The shed... Approx 100m<sup>2</sup> under roof High clearance roller door entry + double roller door side access Fully lined with insulation it's an absolute beauty sure to impress Perfect for storing the mower, boat, van, quad or any other toys you desire. It's also a great space for dad to get tinker and get some alone time to clear the head after a stressful day at work The block... 5 acres in total with the whole lot usable. Located on a quiet treelined street with local birdlife that wander through the season creeks, this property has secure electronic gated entry at street level and a ring of native timbers for the wildlife to play. The winding near new bitumen driveway leads past a wide open paddock - perfect for the footy, horses, kids and pets to roam free and runs to both the two bay carport adjoining house and the shed. There is a green house structure fully netted and irrigated with fresh fruit and veggies on the menu.

Summary of key features:

- Stunning move in ready rural package on 5 acres of prime land
- Picturesque property with rolling green paddocks and some large established natives
- Master bedroom suite with ensuite bathroom and walk in robe
- Amazing kitchen overlooking pool/yard with walk in pantry and finest in fixtures and fittings
- Served bar window from the kitchen to the outdoor entertaining areas
- Generous open plan living, dining and kitchen areas central to the home
- 3 additional bedrooms each with a robe and AC
- Main bathroom has a bath tub and shower with a vanity that hosts storage space within
- 3 kids bedrooms with A/C, robes and rural aspects through the large windows
- Sliding doors through to the decked entertaining verandah
- Carport parking for 2 adjoining home with a bitumised driveway
- Shed approx. 100m<sup>2</sup> under roof a fantastic space with a myriad of uses
- Quality bore water and irrigation in place
- Solar panel set up to help reduce your energy costs
- Electronic gated entry at street level with a ring of native trees
- In ground swimming pool has secure fencing and shade sails
- Elevated cubby house for the little humans to explore
- Front and rear verandahs span the length of the home
- W/C on the back verandah - perfect for guest use or kids before/after a swim

Around the Suburb:

- 10 mins through to the Humpty Doo Day Care and nearby to schools and senior campus
- 3 mins to the Humpty Doo Gold Course and 19th hole bar/restaurant
- Coolalinga shopping centre is also nearby with speciality shops and major retailers
- Local creeks and finishing spots in the wet season, ask another local for the best spots
- HDoo tavern for an easy midweek meal
- Local creeks and finishing spots in the wet season, ask another local for the best spots

Near new properties are few and far between in the rural area. Being offered at licensed valuation price and significantly cheaper than if one was to purchase a block and build a replica. We expect this one to sell quickly. Act quickly to avoid disappointment as the vast majority of our new listings won't be coming to market until late January 2024.

Council Rates: \$1,437 per annum (approx.) Date Built: 2019 Area Under Title: 1 hectares 9500 square metres Zoning Information: RL (Rural Living) Status: Vacant Possession Easements as per title: None found