

# 144 Dundee Road, Dundee Downs, NT 0840

RED EARTH  
PROPERTY NT

## House For Sale

Monday, 11 December 2023

144 Dundee Road, Dundee Downs, NT 0840

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 12 m2**

**Type: House**



Paula Twilley

**\$350,000**

It is only the second time in nearly 30 years that this exceptional 30-acre (12.44HA) property has been offered for sale. Whether you enjoy the tranquility of nature at its best or are into fishing or hunting (or all three!) it is all waiting for you right here, right now (walk in, walk out) All the hard work has already been done to this perfect weekender, the property is well established, fully functional, and ready for your immediate enjoyment – just unpack your supplies and be ready to indulge in the peace and privacy, or venture out on the local waterways, open waters or surrounding bushland. Located only 4.5 km from the boat ramp, you can be out on the water within 15 minutes of walking out your door! This property has two joined billabongs within its boundary, fed by a natural 'peat soak', that provides access to virtually unlimited fresh water (flowing for most of the year) - even the valuer stated it "provides a significant point of difference" for properties within the Dundee area. Used as a secondary water supply, there are no issues with washing down your boat and motor or quad; or running the reticulation to maintain your secluded oasis – additionally, this fresh water attracts diverse natural wildlife, all year round. There is plenty of space to enjoy with your family and friends, as it includes 3 separate dwellings - all are secure, screened and solidly built (each with a single and double bed) Main building (66m<sup>2</sup> - concrete floor; metal cladding, frame and roof; high ceilings; and ceiling fans): Kitchen - well equipped, with secure pantry, gas stove and gas fridge Bedroom area - queen and single bed Sunroom (20m<sup>2</sup>) - fully screened, so you can relax in comfort while you appreciate views of the billabong, bushland and wildlife Breezeway - enjoy the natural airflow, where you can also cook up your catch on gas or wood-fired BBQ. Shade cloth can be attached to side of building, utilising 5 x poles with fittings Bedroom 2 (14m<sup>2</sup> – concrete floor; metal cladding, frame and roof; insulated; and fan): double and single bed Bedroom 3 (21m<sup>2</sup> – semi-elevated; timber floor; metal cladding, frame and roof; and ceiling fan): king and single bed; internal screening; Bali-style, push-out windows; built to code carport out front and underneath is fully fenced for a secure dog shelter Generator shed: includes a new 2.3 KVA generator incorporates Ablution block: septic toilet and shower, as well as a carport 3 Carports provide enough space to park your car, boat and toys under cover, to keep them protected from the elements all year round. 2 Water Tanks - the 10,000L metal tank supplies the main house with rainwater and the 710L plastic tank supplies the toilet and shower, which can be easily refilled as needed (via existing camlock system) Surrounding gardens are fully irrigated using secondary water supply, with water pump set-up supplied. The majority of the property boundary is fenced with 3 strand wire, to allow the wildlife to come and go. Clean, tidy, and very well-presented property, with easy access, well maintained firebreaks – the bush has been selectively cleared around buildings for a green belt. Dwellings and billabongs are located at the rear of the property, set over 600 meters from the road and backing onto a pastoral lease, resulting in an incredibly quiet and private lifestyle, with no close Neighbours – with two access gates from the road, at each side of the property, this also offers the potential to subdivide allowing segregated dwelling at the front of property. A low maintenance property, away from any salt air corrosion, with no ongoing running costs and no council rates (at this point in time) Telephone landline has been connected previously. Do not miss your opportunity to own your very own piece of NT paradise! Contact Paula 0407 447 532 to arrange a time to inspect.