

15 Kelman Road, Humpty Doo, NT 0836

CENTRAL

Sold House

Tuesday, 15 August 2023

15 Kelman Road, Humpty Doo, NT 0836

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 1 m2

Type: House



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\$877,500

Text 15KEL to 0472 880 252 for all property information and reports. If you are chasing a classy modern home or considering buying a block and building new but aren't too excited by the build costs then 15 Kelman is for you. Near new luxurious main residence, granny flat to add flexible living options, huge undercover parking/storage area situated within the tightly held and super popular 'Grange Estate' in Humpty Doo. If you've been looking for a stunning rural lifestyle with an ultra modern main home (a rarity in the rural area) and separate super practical granny flat then you'll be hard pressed to find better than this package. Absolutely turn key ready for your family to enjoy their best life immediately! Key features:

- 1 hectare of premium land situated in 'The Grange on Stuart'
- Three phase power, town water and bore water
- Spectacular near new main residence custom built for the tropics with beautiful cross flow ventilation
- Separate granny flat with its own private deck adding an income stream or flexible living options
- Absolutely ready for one fortunate family to enjoy immediately without lifting a finger
- Semi elevated design and huge veranda keeps the home shaded, cool and capturing natural breezes
- Exceptional open plan layout and cross flow ventilation with high energy efficiency rating
- Seamless indoor/outdoor integration of living spaces accentuated by bifolding doors which open onto the veranda
- Supersized master bedroom with expansive walk in robe and luxury ensuite
- Two spacious children's bedrooms with built in robes, SS air cons and beautiful views over the property
- The main bathroom is a stunner with a large bath tub and hidden shower plus a vanity and sep full W/C
- Dream rural kitchen with walk in pantry, banks of built in storage, 2nd sink and stainless steel appliances
- The kitchen enjoys a huge stone topped island bench with breakfast bar seating
- Phenomenal and enormous undercover entertaining deck ideal for relaxing/ hosting guests
- Huge stainless gutter 2m off veranda with plywood and struts for extra support to ensure
- Even the laundry room is impressive with a wall of built in storage space
- Garden shed near the demountable for additional storage space
- Huge undercover main carport to keep the weather off boats, vans, trailers & toys
- Twin 40ft sea containers under an expansive roofline take care of all the storage needs
- Set on a large fully fenced 2.5 acre flat allotment with gated entry
- Super kid friendly with expansive open green lawns, sandpit and secure
- Extensive existing irrigation and established fruit trees already in place
- 9.1kWp solar system to all but eradicate energy bills
- Plenty of upside to add further value through landscaping block for further privacy and adding another shed or shouse
- Provisions in place with 3 phase power and pad ready for another shed should one desire in the future
- Fantastic ultra convenient location with super easy access to and from town via Stuart Hwy
- A short drive to either of Humpty Doo shopping village and Coolalinga with all amenities
- A walk or short ride to the local swimming hole during the wet and nearby fishing spots

See this stunning rural retreat in person to truly appreciate its convenient location, generous proportions and beautiful design. Organise your inspection today. Council Rates: \$1,437 per annum (approx.) Date Built: Main Residence 2018 Granny Flat 2012 Area Under Title: 1 hectare Zoning Information: RR (Rural Residential) Status: Vacant possession Building Report: Available on webbook Pest Report: Available on webbook Easements as per title: None found Water Supply: Town Water and Bore