

**16 Gumtree Court, Herbert, NT 0836**



**House For Sale**

Friday, 15 March 2024

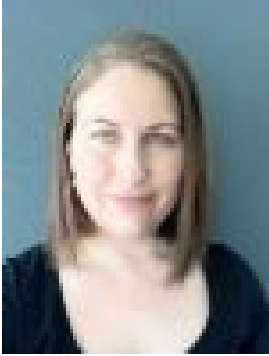
**16 Gumtree Court, Herbert, NT 0836**

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 2 m2**

**Type: House**



Nuriye Piening  
0429826650

**\$735,000**

Nestled within the tranquil surrounds of Herbert, 16 Gumtree Court presents an idyllic rural retreat perfect for families seeking both comfort and space. Situated on a generous 5-acre block, this modern, solid block home offers a lifestyle of peaceful serenity coupled with the convenience of modern amenities. Boasting three well-appointed bedrooms, this residence ensures a private haven for all family members. The main bedroom is a true retreat, featuring a walk-through robe leading to a stylish ensuite. The heart of the home is the spacious open plan living area, which includes a lounge, dining, and a contemporary kitchen, creating a focal point for family life. This home is impeccably finished with practical floor tiles, air conditioners and ceiling fans throughout, ensuring year-round comfort. Outside, the covered rear verandah is an ideal setting for relaxing while overlooking the expansive lawns, perfect for children's play or family gatherings. Energy efficiency is key, with solar hot water and solar panels significantly reducing utility costs. A sizeable water tank supplements the property's water supply. Storage needs are more than met with a large 40ft container, featuring roller door access for secure storage of garden tools and equipment. The fully fenced block, complete with a bitumen driveway and dual parking spaces, ensures privacy and security. 16 Gumtree Court is a remarkable opportunity for families to establish their rural dream with all the conveniences of modern living. Features- Three bedrooms- Main with walk through robe and ensuite- Floor tiles, air conditioning and fans throughout- Rear verandah- Solar hot water and 9kw, 31 solar panels, 3 phase power- Bore at .5LPS- Fully fenced with area around the house cleared and landscaped- Auto reticulation with 6 zones with currently 3 in use and 3 as spares Close By:- 15 minutes from Humpty Doo shops, Post Office, local shops and schools- 15 minutes from Coolalinga Central and local shops- 25 minutes to Palmerston to CBD House Built: 2014 Solar Panels: 2019