

**160 Mulgara Road, Berry Springs, NT 0838**

**House For Sale**

Thursday, 30 November 2023

**CENTRAL**

160 Mulgara Road, Berry Springs, NT 0838

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 8 m2**

**Type: House**



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## Price Guide \$1,050,000

Embraced by a dense native bushland belt this property is a troppo designed home with sky high rooflines and warm timber flooring – this home offers the perfect indoor/outdoor lifestyle with unique touches that really set it apart. The home is nestled centrally on 8.14ha of land with a boundary fence line and cleared perimeters. Underneath there is parking for 2, a workshop shed with additional drive through parking, perfect for the boat or trailer and storage, plus a large shed for the tools. On the lower level of the home is a poolside entertaining area or optional 4th bedroom great for the teen or an awesome home office. There is a laundry room with W/C and outdoor entertaining areas as well. Upstairs the home has a gorgeous treetop balcony that overlooks the swimming pool below and the gazebo where you can relax poolside and watch the family play in the pool. There is an outdoor fire pit and plenty of bushlands to explore. Bifolding doors open the balcony to the interior of the home with a free flowing open plan living, dining and kitchen area await. With sky high rooflines and warm timber flooring underfoot, this home embraces the tropical lifestyle with endless bays of louvered windows and vents to let the hot air out in the cool air in. The master bedroom suite includes an ensuite bathroom with decked walkway and pebbled flooring along with a built-in robe and a private treetop balcony perfect for the morning yoga. Bedroom 2 also has a private balcony while bedroom 3 has built in robes. This property is perfectly set up for easy everyday living and embraces the outdoors. Move in ready – this is the one you have been looking for.

- Three-bedroom Troppo designed home with unique touches throughout
- Optional 4th bedroom downstairs or home office
- Warm timber flooring throughout the first floor
- Open plan living and dining areas with bi-folding doors to the balcony
- Balcony overlooks the swimming pool and gazebo
- Workshop shed with storage area and a secondary shed
- Master bedroom suite with private balcony and ensuite bathroom
- Bedroom 2 also has a private balcony
- Kitchen has rustic tones with stainless steel island bench
- Plenty of storage in the kitchen, great for the family
- Endless bays of louvered windows to let in the natural light and breezes
- Vented home with sky high roofline to let in the cool air flow
- Laundry room with W/C on the ground level
- Twin water tanks will capture the water off the roof
- Architecturally designed home perfect for the tropical lifestyle
- Encased with tropical gardens for the wildlife to explore

Council Rates: \$1,437 per annum (approx.)  
Date Built: 2003  
Area Under Title: 8 hectares 1400 square metres  
Zoning Information: R (Rural)  
Status: Vacant possession  
Easements as per title: None found