

**165 Power Road, McMinns Lagoon, NT 0822**

**CENTRAL**

**House For Sale**

Saturday, 18 November 2023

165 Power Road, McMinns Lagoon, NT 0822

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



Daniel Harris

## Price Guide \$770,000

Text 165POW to 0472 880 252 for property reports and more information Like a warm hug, this property feels like home. Encased with tropical gardens and towering native trees with swathes of rolling green lawns and plenty of areas for the kids, pets, horses and livestock to roam – this property has a little something for everyone to enjoy – welcome home. The enormous home with exceptional bones is surrounded with gardens that will fill your vases with colourful foliage year round. Towering shade trees provide plenty of outdoor areas for the kids and pets to play and there is gated access to a rear paddock for the horses or livestock. The home has side garage parking for 2 that is fully enclosed making it very secure. Down each side of the home is a verandah that overlooks the gardens and lawns offering a tranquil space to backdrop your next family BBQ or get together. Inside the home is a generous open plan living, dining and kitchen area with tiled flooring underfoot and bays of windows that let in the natural light and soft breezes. The kitchen has country chic vibes with wrap around counters with two way storage and breakfast bar seating as well as overhead cupboards. Step up in the master bedroom with an ensuite bathroom and interconnecting doors that lead through to bedroom 2 AND from the bathroom, access into the great hall – a family room perfect for Christmas dinners, birthday parties and making memories. Additionally the home has several more bedroom options plus another full bathroom and living areas – this configuration provides endless opportunities so work out how it best works for you. In addition to the home there are workshop sheds and a stable plus additional storage areas, water tanks and more. The property is positioned well within the Humpty Doo community and is only a 5 mins from local schools, day-cares and shops. Summary of key features:

- Feels like home – tranquil abode encased with gardens
- Enormous home over 450m<sup>2</sup> under roof of high quality construction
- The expansive floorplan can be taken in a number of different directions to suit whatever your family requires
- Incredibly cool home with fantastic energy efficiency
- Lush lawns and easy care established gardens around the home
- Secure dual garage parking bay with storage space as well
- Verandahs run either side of the home overlooking the gardens
- Main living areas with open plan design, generous proportions
- Kitchen has wrap around counters with country chic vibes
- Master bedroom suite with access to the bathroom and built in robes
- Family room – great for making memories and hosting events
- Internal laundry room and storage space with access to the verandahs
- Stables and sheds with storage capacity around the home
- Rain water tank and additional amenities on the block
- Gated entry to a rear paddock / green belt with native timbers
- Expansive home with a versatile layout – make this work for you
- Green house / shade house for the potted plants
- High quality bore servicing the property

Around the Suburb:

- 3 mins to the Humpty Doo Shopping Village
- 7 minutes to Coolalinga Shopping Centre
- 10 mins through to the Humpty Doo Day Care and nearby to schools and senior campus
- HDoo tavern for an easy midweek meal
- Local creeks and finishing spots in the wet season, ask another local for the best spots

Council Rates: \$1,437 per annum (approx.)  
Date Built: Constructed through 1980's  
Area Under Title: 2 hectares 600 square metres  
Zoning Information: RL (Rural Living)  
Status: Vacant Possession  
Easements as per title: None Found