

1700 Cox Peninsula Road, Tumbling Waters, NT 0822



House For Sale

Sunday, 21 April 2024

1700 Cox Peninsula Road, Tumbling Waters, NT 0822

Bedrooms: 4

Bathrooms: 1

Parkings: 4

Area: 8 m2

Type: House



Karen Bat

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Price Guide \$700,000

Set under wide open skies, this gorgeous property sprawls over eight rolling hectares, providing new owners the opportunity for the most spectacular tree change, while taking charge of a commercial mango farm.*Property features main residence and commercial Mango Farm*Carefully considered floorplan is neat and tidy throughout*Currently tenanted but will be sold under vacant possession*Central open-plan living space accentuated by slate floors*Smart kitchen with Gas stove* Bathroom is functional and neat*Four generously proportioned bedrooms, each with built-in robe*Expansive verandah to the front and rear, ideal for entertaining*Split-system AC keeps things cool and comfortable year-round*Carport/shed with enclosed workshop and second bathroom* Solar Hot Water System* New Taylex Water Treatment System* Two Separate 3 Phase power meters, one for house, one for Shed and Bore* Bore Number RN9133 rated at 10lt/sec* 830 Mature well maintained Mango TreesIf you've ever dreamed of living a rural lifestyle and making a living off the land, this beautiful property could be just what you've been waiting for to make that dream a reality.Set back from the road on just under 20 acres, the property's main residence reveals a tidy floorplan, designed to offer low maintenance living with ample space for all the family.With banks of louvre windows capturing cooling through-breezes, the interior is enhanced by neutral tones and plenty of natural light.At its heart, open-plan living shows off slate floors and great versatility, overlooked by a neat kitchen with plentiful storage and counter space, plus a handy breakfast bar for informal dining.Four robed bedrooms lead off from the main living space, and are serviced by a bathroom with separate WC. Completing the fully air-conditioned interior is a large laundry.Great for relaxing and entertaining, an expansive verandah feature to the front and back.Alongside neat rows of 830 mature commercial mango trees the property also features a 10lt/sec bore water and a 15.7m x 11.4m open shed/carport with enclosed workshop and full bathroom.Ready to move right in, the property is currently tenanted, but will be sold under vacant possession. Practical and functional as is, it could also provide buyers with the option to renovate to add value, while also putting their stamp on things.In terms of location, nearby link roads offer access to surrounds, placing it just two minutes from the local supermarket and tavern, and around five minutes from Berry Springs Primary School. Berry Springs Nature Park and Darwin River Dam are also within easy reach, while all major conveniences are around half an hour away in Coolalinga Central and Palmerston CBD.This is one property you need to see in person to fully understand its appeal. Organise your inspection today to make that happen.To view this property or any further questions please contact Karen Bat.Property Information: * Council Rates: \$1833.95 per annum Approx* Planning Scheme Zone: R (Rural)* Area Under Title: 8.67HA* Internal Size: 117square metres* VERANDAH: 40 square metres issued on 1999-06-29* Replacement of existing wastewater management system: issued on 2023-11-22* Status: Vacant Possession* Year Built: 1999 issued on 1999-06-29* Easements: NIL