

175 Beddington Road, Herbert, NT 0836

CENTRAL

Sold House

Monday, 14 August 2023

175 Beddington Road, Herbert, NT 0836

Bedrooms: 4

Bathrooms: 3

Parkings: 7

Area: 1 m2

Type: House



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\$875,000

Text 175BE to 0472 880 252 for all property information and reports
The astute buyer will fall in love with this 'don't lift a finger', move in ready package. Oozing rural freedom and charm at every turn this immaculate outdoor lifestyle offering boasts a large modern residence, multiple outdoor entertaining options, shed with built in bathroom, lush lawns & gardens fully reticulated, a huge in ground swimming pool, fenced horse yards and so much more! Set up as the ultimate family entertainer this property has something for everyone in the family to enjoy and once retreating home occupants will no reason whatsoever to want to leave. Situated on a 5acre corner allotment, the home has fully fenced perimeters and gated entry with a screen of tropical and native gardens leading through to the workshop with dual garage parking and dual carport parking just a few steps away from the home. Encased in huge wrap around verandahs so perfectly suited to the top ends rural area, the home offers tranquil outdoor entertaining areas with views over the green lawns and tropical gardens from all sides. Flowing seamlessly off the living area of the home is a huge decked entertaining area that overlooks the sandpit and play areas for the kids with the swimming pool framed in the background completed with the tranquil sounds of the waterfall as it cascades into the blue depths. There is a separate gazebo that also over looks the pool and is a great BBQ pit and hang out for the lads while they cook up the snags on the BBQ, smoke a brisket and watch the big game on the outdoor TV. Further to this there is also a firepit area to enjoy a few drinks with loved ones or toast some marshmallows with the kids during those beautifully cool dry season evenings. Inside the home is warm and inviting with a supersized living and dining area that has tiled flooring and raked ceilings along with plenty of windows and doors to frame the garden views. The kitchen is massive with warm timber tones on the cabinetry and dark black stone counters along with overhead stove, A/C and a walk in pantry – WOW. It also overlooks the pool to keep an watchful eye on the kids. The master bedroom suite includes an ensuite bathroom with corner bath tub and shower plus a walk in robe as well. Bedrooms 2, 3 and 4 all have a built in robe and A/C while bedroom 4 has a little play room / study nook great for the kids and a versatile layout. Also on the property is a massive near new 135,000 litre water tank which runs the house on pure rain water year round. There is also the option to utilize the quality bore which is currently used to irrigate the garden and can top up the house tank if ever required. There is also horse stables, fenced yards and chicken run along with a smaller 25,000 bore water tank with the veggie gardens. Humpty Doo shops and schools are approx. 10 mins away with options from T1-senior schooling, a local GP and major retailers like Woolies as well. Coolalinga is a 14 min drive down Girraween Road plus there are markets at Freds Pass and of course plenty of boating, camping and fishing spots. Just down the road is access to a lagoon and Black jungle to ride dirt bikes or the horses. Key features of this rural lifestyle package:

- Immaculate and large move in ready home with all the essential lifestyle elements for rural living
- Workshop/Shed with dual garage parking via roller doors and dual carport parking
- Shed already boasts bathroom and can easily have a portion converted to a granny flat if required
- 5 acre block is fully fenced with double gate access from Samuel rd and solar powered gate entry
- Sensational outdoor entertaining raised decked platform overlooking pool where memories will be made
- Hexagonal outdoor BBQ pit area with TV for the lads to cook up a storm and throw back a few cold ones
- Sand pit play area for kids and firepit area for the adults
- Huge in ground saltwater swimming pool with water fountain feature
- Stunning lawns and gardens with extensive automated irrigation system in place
- Horse yards are fully fenced with horse safe electric fencing and each have a walk in walk out shelter for wet season
- Solar hot water and generator override switch
- Additional triple carport parking for the tractors, mower, trailers, buggies, quads
- 25,000 litre tank fed by the bore irrigates the lawns and gardens
- Impressive chicken coop facility for producing fresh eggs complemented by established citrus, Bananas, Dragon fruit, passionfruit, pineapple & Paw Paw
- Verandahs wrap around the home on all sides provide shade and the perfect spot to watch the resident Rosella's play
- Master bedroom suite with ensuite and walk in robe
- All bedrooms remaining have a BIR and A/C
- Bedroom 3 has a study nook or anteroom play space
- Main bathroom has a bath tub and shower, hallway linen press
- Walk in pantry and supersized kitchen with stone counters and island bench
- Open plan living and dining areas with loads of space
- Massive 135,000 litre rain water tank will have you self sufficient for most of the year
- A lovingly maintained and cared for property – the ideal owners to purchase off
- Water pumps, pool pumps and AC's have all been replaced over the last couple of years

Around the Suburb:

- Rural lifestyle address
- 14 minutes from Coolalinga Shops
- Quiet location with great owner occupier neighbour's & large lots of land
- 10 minutes to Humpty Doo shops and schools
- A world away from the hustle and bustle yet an easy drive to all amenities
- School busses at the gate

Council Rates: \$1,368 per annum (approx.)
Date Built: 2009
Area Under Title: 1 hectares 9900 square metres
Zoning Information: RL (Rural Living)
Status: Vacant

possessionBuilding Report: Available on webbookPest Report: Available on webbookEasements as per title: None found