

**18 Caldwell Road, McMinns Lagoon, NT 0822**

**CENTRAL**

**Sold House**

Saturday, 12 August 2023

18 Caldwell Road, McMinns Lagoon, NT 0822

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



Daniel Harris



Darren Hunt  
0417980567

**\$780,000**

Text 18CAL to 0472 880 252 for more property information  
Modern, neat as a pin & affordable. Welcome to 18 Caldwell Road situated within the tightly held and super popular 'Sattler Estate' McMinns Lagoon. If you've been looking for a rural lifestyle for your family to enjoy their best life with a move in ready low maintenance property then you'll be hard pressed to find better than this. Key features include:

- Neat as a pin modern four bedroom family home
- Immaculately maintained and cared for
- Main bedroom with Ensuite and Walk in robe
- Built in Robes and split system AC to all other rooms
- Garden and pool views from all rooms
- Fantastic alfresco entertainment area overlooking pool and acreage
- Set on a large 2.5 acre, flat allotment with town water
- Situated within exclusive and tightly held Sattler Estate
- Surrounded by friendly owner occupier neighbourhood and some elite homes
- Perfect for the family looking to expand from the suburbs to a semi rural lifestyle
- Beautiful big saltwater swimming pool with waterfall
- 1 Hectare (2.5 acre) blue chip block with massive rear fully fenced paddock - Stables in rear paddock ideal for stock shelter/ undercover storage
- Very low maintenance property by rural standards
- Fully fenced with existing reticulation in place surrounding home
- The ultimate 1 hectare playground for the kids & pets to roam free
- Fantastic ultra convenient location with super easy access to and from town via Stuart Hwy
- 3 minute drive to Coolalinga with all major amenities

Council Rates: \$1,368 per annum (approx.)  
Date Built: 2006  
Area Under Title: 1 hectares 100 square metres  
Zoning Information: RR (Rural Residential)  
Status: Vacant possession  
Building Report: Available on webbook  
Swimming Pool: Compliant to Modified Australian Standard  
Easements as per title: None found