

**184 Marjerrison Drive, Humpty Doo, NT 0836**

**CENTRAL**

**House For Sale**

Friday, 19 April 2024

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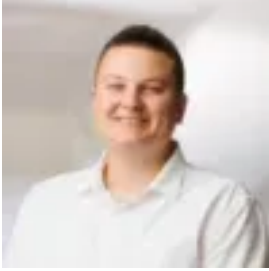
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 2 m2**

**Type: House**



Ryan Rowsell  
0889433000



Daniel Harris  
0889433000

## UNDER CONTRACT

Text 184MAR to 0472 880 252 for more property information including reports. Dial up the WOW factor with this turn key retreat in the premier rural suburban setting of Humpty Doo – tucked away at the end of a quiet court setting on high ground, this unique home is a tropical sanctuary that will appeal the home makers, entertainers and those wishing to retreat home and enjoy feeling like their on holidays. The four bedroom tropical pod residence was designed and built by a longtime Darwin architect comprising two semi-elevated pavilions and a separate ground level self-contained parents retreat or granny flat with it's own kitchen and living. Gated at street level, the home bypasses open pangola paddocks for the horses or cattle to roam and a screen of tropical and native plants. There is a new shed and carport with plenty of space to park the vehicles, boat, van, trailer, toys and store the tools. A short stroll over to the home passing a large 'Pride of India' with blooming flowers sets the scene for this tropical pod style home that blends Balinese holiday vibes with rustic NT station. On the West or Central wing are the kitchen and the living areas; the kitchen is separate and hosts banks of built in storage space with servery windows that open to a timber topped bar and overlooks the central outdoor dining space with pool views. Step up into the living and dining areas with a full length front balcony that overlooks the gardens. Inside has warm timber flooring and large light filled windows that capture the breezes. On the East wing are three bedrooms each with a sliding door onto the front full length verandah. There are laundry amenities nestled centrally along with an impressive outdoor bathroom that has a waterfall shower and outdoor bath overlooking tropical gardens – pure bliss. In addition to the main home, there is a North wing which is a self contained master bedroom suite residing separately with its own bathroom, kitchenette and living areas along with a front verandah that overlooks the gardens. The retreat is completed with gorgeous inground swimming pool plus an exceptional large chicken coop for the hens to provide the fortunate new occupants endless fresh free range Humpty Doo eggs. The property also enjoys a large solar panel system situated in the front paddock and has been designed for the residents to live an off grid, self sufficient rural lifestyle. The property is really well positioned within the Humpty Doo community and is only 3 mins from the Humpty Doo shopping centre and associated amenities. What we love about this opportunity:

- Turnkey troppo pod style retreat in a prime rural location
- Unique offering, loaded with rustic charm and charisma
- Energy efficient design
- Large open pangola paddock for the horses or cattle
- Solar panel grid in the front paddock to cut your energy costs
- Stunning 2.5m deep inground billabong style swimming pool
- Independent master bedroom suite or granny flat with own kitchenette and bathroom
- 3 bedrooms in the East wing with sliding doors to the verandah
- Laundry room and a gorgeous outdoor bathroom with a free standing bath tub
- Kitchen room with servery windows and timber topped bar
- Central outdoor breezeway dining area overlooks the pool
- Step up to the dining and living room with warm timber flooring and front verandah
- Split system AC throughout for the build up season
- Established tropical gardens around the home
- New workshop shed with abundance of undercover parking
- Amazing chick coop for the poultry
- Quality bore servicing the property
- 2 x tanks off the bore 12,000 litre and 6,000 litre
- 2.02 hectare block with irrigated gardens
- A myriad of established tropical edible fruits and vegetables
- Great location on a high block in quiet location yet super close to Humpty Doo shopping village

Around the Suburb:

- Short Drive to Humpty Doo Shopping Village, Day Care and nearby to schools and senior campus
- Coolalinga shopping centre is also nearby with speciality shops and major retailers
- Humpty Doo tavern for an easy midweek meal or a few cold ones on a Sunday
- Easy access to local creeks and fishing spots in the wet season, ask another local for the best spots

Council Rates: \$1,437 per annum (approx.)  
Date Built: House 2002, Parents retreat 2016, Shed 2023  
Area Under Title: 2 hectares 200 square metres  
Zoning Information: RL (Rural Living)  
Status: Vacant possession  
Easements as per title: Access Easement granted over Lot(s) 7 ON LTO 73/9