

**20 Friarbird Crescent, Howard Springs, NT 0835**



**Sold House**

Wednesday, 23 August 2023

20 Friarbird Crescent, Howard Springs, NT 0835

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 5**

**Area: 1 m2**

**Type: House**



Shun Hatton  
0414282100

**\$630,000**

Ideally situated on a level 10,000 sqm parcel, this versatile property boasts a 3 bedroom, low maintenance cinnamon block residence together with a massive 3 bay 156 sqm shed. Suiting buyers looking for space and flexibility with a relaxed rural outlook, the property has easy care landscaping and full boundary fencing creating a safe space for children and pets. Secure gated entry, the home is private with a screen of flourishing tropical gardens that separate it from the street.

- 3 Bedroom solid cinnamon block house
- Large L shaped lounge/dining area
- Stylish kitchen with electric cook top, large pantry, and ample bench space
- Modern fully tiled bathroom with shower, bath, single vanity, and separate toilet
- Tiled throughout, bedrooms have new timber style flooring
- Overhead fans and split system air-conditioning throughout
- Front and rear full-length verandahs
- Front looped gravel driveway
- Huge 156 sqm 3 bay shed with shower and toilet amenities
- 22 panels supplying an energy efficient 6 kilowatts of solar power
- Town water plus 3 massive 36,000 litre rainwater tanks
- Second front gate allows a direct line of entrance to shed for larger vehicles

Howard Springs has a GP Clinic, Daycare, School, Vet, local tavern and shops. Perfect for those looking to downscale and still maintain their space, this 3 bedroom solid block home requires no work and has everything you need to start your dream rural lifestyle. Your inspection is invited.

Auction: On site 5.30 pm Tuesday 19th September 2023  
Council Rates: \$1,436 per annum (approx)  
Year Built: House 1992 Shed 2014  
Area Under Title: 10,000 sqm  
Status: Vacant Possession  
Settlement period: 30 days  
Deposit: 10% or variation on request  
Easements as per title: (none found)  
Zoning: RL (Rural Living)

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