

# 22 Harney Street, Wagait Beach, NT 0822



## House For Sale

Tuesday, 14 November 2023

22 Harney Street, Wagait Beach, NT 0822

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 6**

**Area: 4780 m2**

**Type: House**



George Pikos

**\$465,000**

Perfectly nestled amongst native timbers in one of Australia's affordable, last remaining beachside suburb of Wagait Beach. This property has been owner occupied for 10 years, so it's perfect if you're looking for a permanent sea-change lifestyle or somewhere to pull up stumps on the weekends or rostered days off. 22 Harney St Wagait Beach sits centre stage in readiness for those who appreciate seclusion amongst nature without being totally isolated from society. You'll love living here .... \* 3 bedroom fully certified home designed for the tropics and raised off the ground allowing for surrounding cooling concepts all year round. \* Open plan living area that combines the kitchen, dining and living area all leading to a small verandah at the front and a bigger entertaining deck out back. \* High ceilings, lots of doors and windows that take full advantage of all available breezes enhancing cross flow ventilation keeping the home as cool as can be all year round. Of course, there's also cool air-conditioning throughout for those steamy wet season days\* All bedrooms offer ample storage space with built in robes, split air-con and garden outlook. \* Family sized kitchen with gas cooking and loads of storage space\* Dual driveways means easy access and there's a side carport adjoining the home\* 3 x 25,000lt rainwater tanks provide year round water supply\* Huge 3 bay shed (1 lock-up) provide enough space for the toys or the home tinkerer along with plenty of storage options\* Selectively cleared yards with full perimeter fencing and lots of natural vegetation. Whether you're looking for somewhere to relax on your days off or a seaside lifestyle Wagait Beach offers it all. Vital Details\* Lot: 82 Hundred of Bray\* Size: 4,780 m2\* Zoning: RL (Rural Living)\* House built: circa 2007 - Size: 150m2 approx.\* Shed built: circa 2008 - Size: 63m2 approx\* Easements: None found\* Rates: \$1,000 per year (approx.) and includes rates + waste management levy.\* Services: Town Electricity supply | Septic sewer service | School bus service THINGS YOU NEED TO KNOW....\* The home is serviced with 3 x 25,000 litre rainwater tanks\* Regular school bus service and weekly rubbish collection service\* Wagait Beach is accessible by car (approx 1 hour from Palmerston), Sea Link offer a reliable regular passenger Ferry service from Mandorah to Cullen Bay (approx 15min ride). \* The local IGA supermarket offers a comprehensive array of household consumables including, wine, fuel, food, drinks and newspapers\* The Wagait Beach Community offers an array of services including mechanical repairs, local electrical and plumbing contractors, yoga classes, Cox Peninsular Country Club and so much more. Link: <https://wagait.nt.gov.au/> Whether you are seeking a secure weekender holiday home or a permanent residence in one of Australia's affordable seaside locations 22 Harney St Wagait Beach will tick many of your boxes. You'll definitely love living here. Call George Pikos to arrange a private inspection: 04 3800 4800