

**226 Power Road, Girraween, NT 0836**

**CENTRAL**

**Sold House**

Monday, 14 August 2023

226 Power Road, Girraween, NT 0836

**Bedrooms: 8**

**Bathrooms: 3**

**Parkings: 6**

**Area: 2 m2**

**Type: House**



Daniel Harris  
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**\$860,000**

Final Bidding Stage June 10th 4:30PM Text 226PO to 0472 880 252 for all property information and reports. Secure two homes totally independent of each other! This rural property offers a myriad of options to the new owner, live in one & rent the other, rent both with rental income of at least \$1300 a week or enjoy the lot with your family on this rural sanctuary. A fantastic rural living opportunity that doubles as a great investment. With a split power meter for each and both fenced off with its own driveway make no mistake this a genuine dual occupancy property. This rural property has a discreet unassuming battle axe entry off Power rd which meanders its way to the rear of the block where both homes are situated. The main home is the crown jewel in the offering. An impressive 400m<sup>2</sup>+ modern residence constructed in only 2014. A formal front entry to the home opens into a foyer where you can greet your guests or as you come home, kick off your shoes and chuck the keys on the table before entering into the expansive living areas that will bring the WOW factor. Inside the home is a HUGE open plan living, dining and kitchen space with epic proportions that will entice the family to hang out together for movie nights and meal times alike. The huge kitchen offers wrap around counters with banks of built in storage space and plenty of prep areas as well as breakfast bar seating too. There is also a dishwasher and double door pantry within the kitchen. The master bedroom suite includes a private ensuite bathroom and a walk in robe as well as sliding doors through to the verandahs. Bedrooms 4 and 5 both include built in robes while all have A/C and carpeted flooring with large sliding windows overlooking the garden views. The bathroom offers a relaxing bath tub plus a shower and a sep toilet with the laundry room adjacent. A contemporary residence capable of housing a large family is style. Large wrap around verandahs for relaxing/entertaining overlooking the greenery complete the package. The second home or 'shouse' enjoys three bedrooms, one bathroom, a front undercover outdoor entertaining area and roller door garage storage at the rear. This package offers a relaxed country aesthetic with sprawling acres of green around you and backdropped with a native bushland belt, this battle-axe block offers a tranquil rural setting for the family to enjoy. The kids will adore the wide open spaces to play and explore while mum and dad can effortlessly entertain on the verandahs and enjoy the quiet lifestyle. Located a short commute to the Girraween Primary School, Coolalinga or Humpty Doo in any direction this home has the convenient location many are chasing yet the feeling of being worlds away from the busy world we live in. Key features:

- Genuine dual dwelling opportunity with flexible options for owners
- Stunning and commanding 5bed, 2bath modern 400m<sup>2</sup>+ main residence is the crown jewel
- Master bedroom includes ensuite and walk in robes
- Sliding doors from the main bedroom through to the verandahs
- Bedrooms 4 and 5 each have a built in robe, all have carpeted flooring
- Large living and dining areas
- Kitchen has dishwasher and double door pantry as well
- Formal front entry foyer
- Internal laundry room with built in storage space
- Main bathroom has a bath and a shower with sep W/C
- Verandahs wrap around the home on all sides
- Second dwelling boasts 3 bedrooms, 1bath and plenty of value leased at \$500 a week
- Battleaxe driveway means your 300m from the road tucked away
- Both home's surrounded with open paddocks and wallabies skipping over the lawns
- Water tanks, ground water with pump to tanks and mangoes in the backyard of both
- 75,000 litres tank storage total (50,000 main house, 25,000 2nd house)
- 2nd house also has option to run off rainwater Nov to July (approx. depending on season and usage)

Viewing certainly required for appreciation of what's on offer here as you certainly wouldn't pick it from the street entry. Around the area:

- Schools at Bees Creek, Girraween, Howard Springs & Humpty Doo, day care options as well
- Coolalinga has major retailers, grocers and speciality shops nearby
- Freds Pass community markets for fresh produce and local wares
- 15 minutes to Palmerston with a bus stop at Coolalinga as well

**OPEN NEGOTIATION:** is the new transparent method of sale allowing buyers to bid with approved terms and conditions. For more information on how Open Negotiation works see: [www.openn.com.au](http://www.openn.com.au) To bid on this property or observe, please download the 'Open Negotiation' app, create an account and search the property address. Please note the Final Bidding Stage is subject to change and the property could sell at anytime. Council Rates: \$1,368 per annum (approx.) Area Under Title: 2 Ha Year Built: 2014 Zoning: RL (Rural Living) House 1: Rental estimate for investors \$800 per week House 2: Currently leased at \$500 per week to March 3rd 2024 Status: Vacant Possession main residence, 2nd residence leased to March 2024