

295 Colton Road, Acacia Hills, NT 0822

CENTRAL

Sold House

Monday, 14 August 2023

295 Colton Road, Acacia Hills, NT 0822

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Area: 29 m2

Type: House



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\$600,000

Are you wanting to experience the joy of a country lifestyle free from the commotion and noise of suburban living, then this is the property for you. Sheltered from the road and surrounded by an abundance of natural bushland this two-bedroom home located in Acacia Hills, is neatly presented and ideal for an investor or first home. Positioned on a generous allotment of approximately 73 acres, it provides a spacious and private environment while offering a superb lifestyle property. The property boasts two-bedrooms, one with a built-in study, a large kitchen overlooking the spacious open plan living and dining area, and a centralised bathroom. The expansive block of land features an above ground swimming pool, open shed and provides plenty of room for a boat, caravan, and a new shed if desired. If the country lifestyle is what you are after or, if you are looking for the perfect first home or investment with the potential to renovate and add value, this one will tick off all the boxes! As you step inside you will find the open plan living and dining area, delivering plenty of room for everyone to relax and unwind. There are sliding doors off both sides of the living and dining area allowing for maximum airflow and natural light and views across the outdoor greenery. To provide extra comfort, there is air conditioning and ceiling fans throughout which easily cools the entire house during Darwin's humid climate. The open plan U-shaped kitchen overlooks the dining area with ample storage and bench space and a gorgeous wood top breakfast bar. Equipped with a cooktop, white tiled splashback, built-in spice rack, and overhead cabinetry, this minimalist designed kitchen will make cooking a breeze. Sliding doors off the living and dining area both open onto a covered patio area that wraps around the home, surrounded by nature, making it the perfect place to entertain family and friends all year round. The patio flowing off the dining room side features an external laundry with sink and shelf, while the patio on the living room side features an above ground swimming pool with shade cloth. There are two generous sized bedrooms featuring ceiling fans and glass louvre windows, capturing abundant natural light. One of the bedrooms boasts air conditioning while the other bedroom features a built-in study with a shelf or can be used as an open wardrobe. The bathroom boasts a corner glass screened shower, a mirrored vanity with cupboards, and a toilet. The manageable-sized block of land features an open shed which provides generous parking for two or more vehicles with room for a boat, caravan, or a new shed if desired. The backyard offers endless possibilities for gardening, landscaping, or keeping livestock, with plenty of green grass space for the kids or pets to enjoy. This property set amongst shady trees and lawns, allows you to enjoy great peace and privacy enhanced by the lack of immediate neighbours. You truly get the benefits of living amongst a country atmosphere with the convenience of such a fantastic location. This is a great buying opportunity in a convenient and desirable location, ideal for first-home buyers or investors looking to renovate. Easy semi-rural living at its best with nothing to do except move in and enjoy. If you are looking for a lifestyle change this home is a must see!

- A picturesque rural view is just one of the many things this home has to offer
- Set on approximately 73 acres on a convenient and desirable location in Acacia Hills
- Spacious two-bedrooms, one with a built-in study, the other featuring air conditioning
- Centralised bathroom with corner glass screened shower, mirrored vanity and toilet
- Generous sized U-shape kitchen with gorgeous wood top breakfast bar, ample cupboard and bench space, built-in spice rack and overhead cabinetry
- Air conditioning and ceiling fans throughout for extra comfort
- Open plan lounge and dining area with sliding doors off both sides
- Tiled living area for easy maintenance
- Ample room with a good deal of natural light and fresh air
- Large undercover patio wrapping around the home
- External laundry with sink and shelf on one side of the home
- Above ground swimming pool with shade cloth on the other side of the home
- Generous space for the kids or pets to enjoy
- Endless possibilities for gardening, landscaping, or keeping livestock
- Open shed providing generous parking for two or more vehicles with room for a boat, caravan, or a new shed if desired
- Ideal for first-home buyers or investors looking to renovate

Area Under Title: 29 hectares 7400 square metres
Zoning: R (Rural)
Status: Vacant Possession
Vendors Conveyancer: Lawlab
Settlement period: 45 Days
Deposit: 10% or variation on request
Easements as per title: Power and Pipeline easement to Power and Water Authority