

330 Produce Road, Girraween, NT 0836

CENTRAL

Sold House

Thursday, 22 February 2024

330 Produce Road, Girraween, NT 0836

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2 m2

Type: House



Darren Hunt
0417980567



Daniel Harris
0889433000

\$755,000

Text 330PRO to 0472 880 252 for more property information including reports. Why? Rural. Space. It's quite beautiful. A great place to call home. Secure? Absolutely. Fully fenced. Gated entry. Gardens? Stunning. Extensive plantings over the years have transformed the property into tranquil environment in which to completely unwind and relax. Reticulation in place around the house. Rainwater tank – 150,000 litres. Always green. Shed? Yes. 21m x 6m, with rainwater feed directly to tank. Concrete pad also, perfect for a container. The Home... Ground level, with 3 bedrooms – 2 with BIR. Immaculate presentation. High ceilings (2.7m) Front and rear verandas (full length) fully air-conditioned. Kitchen is modern with new appliances. Ample storage and just a really efficient space in which to prepare meals when not using the outdoor BBQ. Freshly painted, the home is absolutely ready to move into with nothing to be done. There's a separate dwelling which is easily utilised as a 4th bedroom. Solar? Yes (6.4kw) Chook shed/doghouse? Absolutely! 40m² of insulated, snake proof, prime housing for the much-loved pets. There's also a gravity fed water tank (3500L) on stand, filled with either Rain or Bore water. The property has gated entry at street level with raised garden beds to screen the home. Wide open paddocks provide places for the horses or the kids on quads to explore and plenty of room for the dogs to run around as well. There is a carport parking bay with space for the boats and trailers and 2 cars, as well as a storage area for the bikes. Overhead are provisions for a hoist so you can work on the cars. Just off from the carport is a semi elevated separate accommodation (4th Bed) with A/C, this is a great space with multiple purposes. We've recognised it as a 4th bedroom, though it can be utilised as an office space, teen retreat or yoga studio; the options are endless. Interested? The home is for sale now. Just have a chat to Daniel or Darren. It'll just make sense.

- Three bedroom family home with modern appeal
- Open plan living, dining and kitchen areas filled with natural light
- Sliding doors lead through to the side verandahs spanning the length of the home
- Rear verandah overlooks the paddocks with a quiet outlook
- Paddocks include fruiting gardens and a veggie patch
- Dog kennel/chicken coop with fenced in perimeters and gated access
- Donga/home office or a teen retreat if you like
- Outdoor bathroom is sleek and modern with feature tiles
- Laundry room adjacent to the bathroom is sheltered from the elements
- Huge rainwater tank fed from the carport roof will sustain you year round
- Solar panels on the roof will cut energy costs
- Strong bore on the property with a gravity fed tank for the house use
- Gated at street level with foundations for garden beds to screen the home from the street
- Wide open paddocks perfect for the horses or kids
- Easy maintenance property that won't take all of your time to enjoy it at its best
- Large carport parking bay for 6 – room for the boat and trailers

Around the Suburb:

- 7 mins through to the Humpty Doo Day Care and nearby to schools and senior campus
- 5 mins to Humpty Doo Golf Course, 9 mins to the HDoo tavern for an easy midweek meal
- 11 mins to Coolalinga shopping centre is also nearby with speciality shops and major retailers

Local creeks and finishing spots in the wet season, ask another local for the best spots

Council Rates: \$1,437 per annum (approx.)

Date Built: 2013

Area Under Title: 2 hectares 100 square metres

Zoning Information: RL (Rural Living)

Status: Vacant possession

Building Report: Available on webbook

Pest Report: Available on webbook

Easements as per title: None found