

35 Melaleuca Road, Howard Springs, NT 0835

CENTRAL

House For Sale

Friday, 16 February 2024

35 Melaleuca Road, Howard Springs, NT 0835

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 2 m2

Type: House



Daniel Harris
0889433000

Price Guide \$1,050,000

This pristine property in a prestigious location is the perfect move in ready home for the executive family seeking a rural abode to retreat to with all the modern conveniences and ease of access to everyday essentials – this home is uncompromised on location, luxury or lifestyle. Discreet from the street a sealed driveway weaves through a green belt of native timbers through to an open paddock of lush green lawns with towering trees scattered throughout offering shade and habitat for the local wildlife. The home has dual carport parking at the front with plenty of parking space for the boat and trailers as well around the property or down in the sheds at the back. Inside the home is a near new gorgeous sun filled family room with bi folding doors opening the living areas onto the poolside verandah with views over the blue depths and the tropical green belt beyond that. There are plenty of lawns and open spaces for a game of cricket and kick of the footy. Step up into the formal dining room with the gorgeous kitchen that will get the chefs kiss! Feature pendant lighting is hung low over the stone topped breakfast bar with a wall of built in storage and counter space with black free standing 900 cook top and range contrasting elegantly off the white and timber tones of the cabinetry. The master bedroom suite is a remarkable with a lavish layout and a wall of built in robes along with twin vanity and a relaxing spa bath that basks in the views of the tropical gardens outside. The home has 3 additional bedrooms each with robes and A/C of course along with tiled flooring throughout the home. The main bathroom has a shower and bath tub along with a second toilet room as well adjacent to the laundry room. Down the back of the property are the foundations for an office or rental retreat that needs some finishing off. There is a workshop shed with open faced storage, elevated rain water tank and quality bore on the property as well with plenty more to explore. The perfect combination of Suburban convenience with rural ambiances. 5 mins up the street is the Howard Springs Primary School and Daycare along with a local shop with GP and newsagent plus a tavern for a cheeky midweek meal or trivia nights to enjoy. Approx. 10 minutes from Coolalinga, 15 from Palmerston – this is rural living without the trek. Key Features:

- Supersized fully renovated family home ready to be enjoyed immediately.
- Sought after location so quiet yet only moments from local shops and major retailers as well.
- High quality fixtures and fittings throughout.
- Kitchen has stone counters and island bench with breakfast bar seating.
- Feature pendant lighting strung low over the breakfast bar.
- Black 900 free standing cook top and rangehood contrast elegantly with the tones of the kitchen.
- Home office with picture windows framing the garden views.
- Sun room is a special space and has bifolding doors to connect to the outdoor entertaining areas.
- In ground swimming pool overlooks the gardens and open lawns.
- Plenty of room for a game of backyard cricket or kick of the footy.
- An amazing property to host weddings or large gatherings.
- 3 kids bedrooms each with a robe, A/C and tiled flooring.
- Master bedroom suite is supersized with banks of built in robes.
- Twin vanity and a spa bath framed with tropical garden views – luxurious.
- Main bathroom has a bath tub and shower with sep toilet and second vanity.
- Internal laundry room with linen storage space.
- Workshop shed for the tools and extra camping gear storage if you like.
- Elevated rain water tank and bore on the property.
- Rental option or home office which does require some extra work.

Stunning rolling green lawns and established gardens around the property. Around the Suburb: Premier rural lifestyle address, nearby to local GP and shops. 3 minutes to the Howard Springs School, shops, bakery and tavern. 10 minutes from Coolalinga Shops. Quiet location with quality neighbours. Easy access in and out of town. Council Rates: \$1,437 per annum (approx.) Date Built: 1992 with complete renovation in 2020/21. Area Under Title: 2 hectares 200 square metres or 5.43 acres. Zoning Information: RL (Rural Living) Status: Vacant possession. Building Report: Available on webbook. Pest Report: Available on webbook. Easements as per title: None found.