

**35 Shell Court, Humpty Doo, NT 0836**



**House For Sale**

Saturday, 13 January 2024

35 Shell Court, Humpty Doo, NT 0836

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 2 m2**

**Type: House**



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**\$750,000**

Discover the charm of countryside living at 35 Shell Circuit, Humpty Doo. This stunning 3-bedroom home built in 2020 is still as new. Nestled on a sprawling 5-acre plot, promises a life of tranquility and comfort. The house features wrap-around verandas, offering a serene view of the vast landscape and an opportunity to immerse in the beauty of nature. The heart of this home lies in its open plan kitchen, dining, and living areas, where each space harmoniously blends into the next, creating an inviting atmosphere for family gatherings and entertainment. The kitchen, with its large stone-top benches, is designed for those who love to cook and host. Each bedroom is thoughtfully designed with built-in wardrobes, while the master suite boasts a spacious ensuite and a walk-in wardrobe, adding a touch of luxury to everyday living. The practicality of this home is further enhanced by the inclusion of a 25k litre Bore and four convenient under-roof parking spaces. The entire residence is fully tiled, ensuring easy maintenance and adding an elegant finish to the interior. Whether it's relaxing on the veranda, enjoying family time in the spacious living areas, or exploring the vast outdoor space, this property offers a perfect blend of comfort, style, and practicality.

**Property Highlights:** Beautiful 3-bedroom, 2-bathroom family home on 5 acres  
Wrap around verandas providing a panoramic view of the surroundings  
A 25k litre Bore ensuring ample water supply  
Open plan kitchen/dining/living for a spacious and inclusive living experience  
Large Modern kitchen with stone top benches, ideal for culinary explorations  
Bedrooms equipped with built-in wardrobes, offering ample storage  
Master bedroom featuring a spacious ensuite and Walk-in Wardrobe for ultimate privacy and luxury  
4 under-roof parking spaces providing convenience for vehicle storage  
Fully tiled throughout, enhancing the elegance and ease of maintenance

**Around the Suburbs:**  
Humpty Doo Woolworths (6.4km): Just a short drive away, this Woolworths is your convenient spot for grocery and essentials shopping.  
Humpty Doo Primary School (6.6km): A nearby educational institution offering primary education in a supportive community setting.  
Taminmin College (7.1km): A well-regarded secondary school providing quality education, just a bit further down the road.  
Coolalinga Shopping Centre (15.3km): A larger shopping area for a more diverse shopping experience, a bit of a drive but worth it for more options.  
Palmerston Hospital (23.7km): The nearest major hospital, providing peace of mind with medical facilities accessible within a reasonable distance.

**About the property:**  
Council Rates: \$1,436.00 per annum  
Area on Title: 20000 square metres - 2 hectares  
Dwelling, carport and verandah are on 346 square metres  
Year Built: 2020  
Easement: None found