

**350 Lambells Lagoon Road, Lambells Lagoon, NT
0822**

Horticulture For Sale

Friday, 20 October 2023

350 Lambells Lagoon Road, Lambells Lagoon, NT 0822

Bedrooms: 3

Bathrooms: 2

Parkings: 3

Area: 8 m2

Type: Horticulture



James Todd

\$780,000

Welcome to 350 Lambells Lagoon Road!!! 20 Hectares of cleared land with a house, shed and irrigation infrastructure allows for the beginners start-up or to expand on existing assets. The property really offers a great opportunity for an on-farm income with the added value of being close enough to town to have the all-important off farm income and town amenities. Fully cleared and previously farmed for horticulture and hay production. Bare blocks like this are rare in such a highly productive area. The Home: • Pat Jackson built home - 3 x 2 Coded with high ceilings, tiled floors and a 4m verandah all round. • Open kitchen and dining area with wrap around kitchen benches and electric cooktop/oven. • Built in wardrobes and cupboards, overhead fans throughout. • Louvered windows and sliding doors all with fly screens to keep out the bugs whilst enjoying the cooling breeze. • Solar hot water system. • Outdoor laundry. • Corrugated iron shed style second dwelling, louvered windows and concrete floored, mains power with basic amenities. The Shed and Farm: • 5 Bay, 20m x 5m open machinery shed, concrete floor with overhead lights. • 12 x 12 m low set shed workshop area, 15 amp outlets, concrete floor. • Basic amenities block joining sheds. • BORE- 15 L/S equipped with diesel belt driven pump delivering 10 L/S. • 80mm underground delivery line.