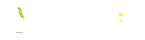
## 350 Lambells Lagoon Road, Lambells Lagoon, NT 0822



## 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.