

# 39 & 43 Azure Court and 2 & 8 Tawny Court, Howard Springs, NT 0835



## Residential Land For Sale

Wednesday, 22 November 2023

39 & 43 Azure Court and 2 & 8 Tawny Court, Howard Springs, NT 0835

Area: 1 m2

Type: Residential Land



Manning Jackson  
0414797782



Jeremy O'Donoghue  
0407080067

## Blocks Starting from \$459,000

Create your legacy here in a quiet cul-de-sac surrounded by quality homes in Howard Springs. Four titled acreage blocks are now available ranging in size from 2.7 acres to 3.5 acres. These are quality allotments of land. Level, cleared (with only a few selected large trees still standing), all blocks back on to bushland that contain an abundance of natural wildlife. These are spacious blocks that will provide you with that resort style home you have always wanted to design and build. Suitable for an oversized shed / workshop, tennis / basketball court or orchard. Also suitable for the equestrian enthusiast. All lots are on town water and passing power is available at the front of each block. Telstra pits and driveway crossovers have also been installed. Azure & Tawny Court are well located close to all services. With a motivated vendor these blocks are realistically priced.

- 39 Azure Court / 2.71 acres (11,000m<sup>2</sup>) / \$459,000
- 43 Azure Court / 2.64 acres (10,700m<sup>2</sup>) / \$475,000
- 2 Tawny Court / 2.91 acres (11,800m<sup>2</sup>) / \$469,000
- 8 Tawny Court / 3.58 acres (14,500m<sup>2</sup>) / \$489,000

Close to Services

- Howard Springs Shopping village – Grocery Store, Pharmacy, Bakery & Takeaway – 6.5km (8 minute drive)
- Howard Springs Tavern – 6.8km (8 minute drive)
- Coolalinga Shopping Centre – 4.2km (5 minute drive)
- Girraween Primary School – 4.1km (5 minute drive)
- Howard Springs Primary School – 6.6km (7 minute drive)
- Palmerston Regional Hospital – 12.4km (12 minute drive)
- Palmerston CBD – 13.1km – (14 minute drive)
- Darwin CBD – 32km / 30 minute drive
- East Arm – 27km / 30 minute drive
- Darwin Airport – 28km / 27 mins

For further information or if you would to meet the agent on-site to discuss please call Manning Jackson 0414 797 782 or email [manning@ofndarwin.com.au](mailto:manning@ofndarwin.com.au)

Other Important Information

Area Under Title\* 39 Azure Court - 2.71 acres (11,000m<sup>2</sup>) \* 43 Azure Court - 2.64 acres (10,700m<sup>2</sup>) \* 2 Tawny Court - 2.91 acres (11,800m<sup>2</sup>) \* 8 Tawny Court - 3.58 acres (14,500m<sup>2</sup>)

Council Rates\* 39 Azure Court - \$1,436.23 \* 43 Azure Court - \$1,436.23 \* 2 Tawny Court - \$1,436.23 \* 8 Tawny Court - \$1,436.23

Easements as per Title\* 39 Azure Court - None Found \* 43 Azure Court - None Found \* 2 Tawny Court - None Found \* 8 Tawny Court - None Found

Planning Scheme Zone\* 39 Azure Court - RR (Rural Residential) \* 43 Azure Court - RR (Rural Residential) \* 2 Tawny Court - RR (Rural Residential) \* 8 Tawny Court - RR (Rural Residential)

Preferred Deposit: 10% or variation upon request

Preferred Settlement: 30 Days or variation upon request