

**39 Kookaburra Drive, Howard Springs, NT 0835**

**CENTRAL**

**House For Sale**

Saturday, 18 November 2023

39 Kookaburra Drive, Howard Springs, NT 0835

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



Daniel Harris

## Price Guide \$760,000

Text 39KOO to 0472 880 252 for property reports and more information

A quintessential Darwin elevated home built to suit our tropical environment. This one's had the hard work done for you with multiple renovations over the years making it move in ready and it happens to be situated on 2.5 acres in one of the rural areas most popular locations. Boasting the features we all love about the original elevated design with fantastic cross flow ventilation making it really energy efficient and an enormous space beneath the home that can be used for extra living, storage space or easily converted into more bedrooms if ever required without costing you an arm and a leg. There is no better way to experience a Darwin wet season downpour than sitting on your elevated verandah amongst the treetops overlooking your very own acreage with a cold drink in hand. The sounds and smells stimulating the senses, one the simple pleasures of living in the top end. The package is complete with a fantastic shed and saltwater pool. Approx. 5 minutes from local shops with schooling and day-care options, a great local tavern with trivia nights and a great schnitty – this is a community hub with like minded neighbour's combined with the rural setting you seek. Summary of key features:

- Renovated quintessential Darwin Elevated family move in ready
- Boasting a commanding 392m<sup>2</sup> of under roof living (196m<sup>2</sup> both up and down)
- Workshop shed approx. 100m<sup>2</sup> has plenty of room for the bikes, quads and boat
- 2.5 acres of prime land with town water
- Gated entry at street level with all weather driveway
- Native bushland belt with easy care gardens around the home
- Huge wrap around verandas the ultimate space to relax or entertain whilst enjoying the view
- Laundry under the home with a full clothes line hoist
- In ground swimming pool has fencing and shade sail
- Upstairs are three bedrooms all with robes and timber flooring
- Master bedroom has an ensuite bathroom and twin robes
- Main bathroom includes a bath tub / shower combo and vanity with storage
- Balcony overlooks the gardens below and wraps around 3 sides of the home
- Open plan living, dining and kitchen areas with timber flooring
- Kitchen has corner pantry and overhead storage space
- Renovated throughout ready to be enjoyed immediately but still with plenty of potential to add further value if you wish
- Whopping 2.7m clearance beneath home, genuine high set elevated
- Wide open paddocks for the kids, pets or horses to roam free and live their best life
- Community setting with really great neighbours

Around the Suburb:

- Rural lifestyle address, nearby to local GP and shops
- 5 mins to the Howard Springs School, shops, bakery and tavern
- 15 minutes from Coolalinga Shops
- Very quiet and private location with amazing neighbours
- Easy highway access and super close to Shoal Bay Coastal reserve

The home has gated entry at street level with an all weather driveway leading past a native bushland belt with open paddocks for the horses, quads, kids or chooks to roam around. Under the home is carport parking for 2 and plenty of space for outdoor entertaining under the shade of the home above. Within the back yard is a swimming pool with fencing, paved entertaining areas and a shade sail overhead. For the tools and toys, a workshop shed has parking space for 2 more with storage areas for the quads, bikes, boats and more. Upstairs the home has verandahs on 3 sides overlooking the treetops and gardens below. Inside are warm timber flooring underfoot and large light filled windows with treetop views framed. Open plan living, dining and kitchen areas flow freely perfect for the busy family dynamics. The kitchen has wrap around counters with a corner pantry and mounted appliances. Each of the three bedrooms has a built in robe and timber flooring with large light filled windows. The master bedroom includes twin robes and an ensuite bathroom. The main bathroom is modern and light with a bath tub / shower combo and a vanity with built in storage space. 5 mins up the street is the Howard Springs Primary School and Day-care along with a local shop with GP and newsagent plus a tavern for a cheeky midweek meal or trivia nights to enjoy. 5 mins from the shoal bay coastal reserve for a fish, hunt and ride on the motorbikes. 25 mins to camping on Gunn point beach and only a short drive to both Coolalinga and Palmerston – this is rural living without the trek. Council Rates: \$1,437 per annum (approx.) Date Built: 1994 Area Under Title: 1 hectares 400 square metres Zoning Information: RL (Rural Living) Status: Tenanted, lease expiry 30/11/2023 Swimming Pool: Compliant to Community Safety Standard Easements as per title: None found