

40 Edwin Road, Humpty Doo, NT 0836

**RED EARTH
PROPERTY NT**

House For Sale

Tuesday, 9 January 2024

40 Edwin Road, Humpty Doo, NT 0836

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 2 m2

Type: House



Paula Twilley

\$580,000

Located just a hop, skip, and jump from the iconic Humpty Doo Hotel, hardware store and service station and only 3.5km to the Humpty Doo shopping village centre, including shops, schools, Doctor, pharmacy, newsagent and much more. The school bus will even stop right out the front of the property. What a great location! 2.24ha (5.6 acres) dry, fully fenced boundary + internal fencing separating the house yard and paddock. A 6x6 shade shelter and dog run and a small animal/holding yard for horses, dogs etc contained separately in the main house yard. A massive 256,000 litre rainwater tank + 4LPS bore and well. Manual irrigation for the established gardens, many, and various fruit trees in the orchard + a veggie patch. The main house hosts 1 to 2 bedrooms, 1 bathroom / laundry combined. The kitchen / living area is open plan and leads out to the full length, concreted verandah. A high port carport, to keep your toys out of the weather connects the 3rd and 4th bedrooms. Both complete with built-in robes, tiled flooring, and air-conditioning. Be prepared for the occasional wet season power outage with the installation of a generator change over switch, just add your genny. Pre-approved / qualified buyers are invited to contact Paula 0407 447 532 to arrange a time to inspect.