

**40 Smyth Road, Howard Springs, NT 0835**

**CENTRAL**

**Residential Land For Sale**

Saturday, 18 November 2023

40 Smyth Road, Howard Springs, NT 0835

Area: 4010 m2

Type: Residential Land



Daniel Harris

**Price Guide \$445,000**

4010m2 Ultra Convenient Location Welcome to 40 Smyth road, Howard Springs !1 acre - Less than 300m from the Howard Springs Shopping precinct The ultimate in convenience being so very close to all amenities in the prized suburb of Howard Springs One of the most sought after pockets of rural real estate in the Greater Darwin region Owner has had a change of circumstances and this absolute ripper of a block is now available Fully fenced, with power and town water in place Approved plans for a 3 bed + study home. Located a stones throw to Howard Springs retail quarters including fast-food, veterinary services, Howard Springs Supermarket, childcare facility, Howard Springs Primary School, bakery, pharmacy, and the Howard Springs Tavern. Very well connected to the Stuart highway, Coolalinga Shopping Centre and Gateway shopping centre a short drive away. The property is zoned 'Residential Rural' under the Northern Territory Planning Scheme (2020). For more information please contact Daniel Harris 0430 350 631 Council Rates: \$1,437 per annum (approx.) Area Under Title: 4010 square metres Zoning Information: RR (Rural Residential) Status: Land Easements as per title: Drainage easement to Northern Territory of Australia