

40 Wagtail Court, Howard Springs, NT 0835

CENTRAL

House For Sale

Wednesday, 17 April 2024

40 Wagtail Court, Howard Springs, NT 0835

Bedrooms: 2

Bathrooms: 2

Parkings: 4

Area: 1 m2

Type: House



Darren Hunt
0417980567



Daniel Harris
0889433000

Under Contract

Text 40WAG to 0472 880 252 for property information Why? It's all about location and position here. Howard Springs, the very end of Wagtail Crt. AAA it is. Interested? Read on. Land? 1.71 Hectares or 4.2 Acres. Fully fenced. The Home... Elevated of the traditional Darwin type. Neat and tidy it is. Balcony overlooking the pool and rear gardens. It's private and a great spot for just contemplating everything. At ground level, you have clearance suitable for Boats, Caravans, whatever you like really. Bathroom at ground level also. Work to do? Yes, but liveable for now, though you'll be upgrading in due course if you choose the path to renovations. Private? Yes. Home is positioned further down the driveway amongst trees. Upstairs there's 2 - Bedrooms and a generously sized bathroom. Airconditioned also. Kitchen - functional. Pool? Yes. It's very good. Our thoughts... For buyers that are looking to get an entry point to the rural area, in particular, Howard Springs, then this is it. Superb location with the property backing on to the Howard Springs Nature Park. Just a few neighbours, so you can live the rural lifestyle to the max. Renovate and extend? Absolutely. Your investment is anchored amongst high calibre rural homes as well as a premier rural location. Live in and build your dream home? Absolutely. Choices and options you have. Downsizing? Perfect if that's your plan. The home is for sale now, and we know it will be popular. Come and have a chat to either Daniel or Darren, and we'll show you why it just makes sense.

- Quiet court setting with only local traffic passing the home
- Gated at street level with a winding driveway towards the home
- Under the home there is parking (2.7m clearance)
- Parking galore around the home of course and room for the boat
- Under the home is a laundry room and bathroom with storage capacity
- Rear verandah space with a shaded little green house nook under the home
- Upstairs balcony with pool and garden views
- Bushland belt at the rear of the property backing onto a native waterway
- Sliding doors and double opening doors from the living areas to the balcony
- Kitchen has wrap around counters with plenty of built in storage space
- Linen press in the hallway for additional storage
- Main bathroom has a corner bath / shower combo and vanity with storage
- 2 bedrooms each with a built in robe, tiles and A/C
- In ground swimming pool and an outdoor pump house and storage space

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
- Quiet location with large lots of land
- McMinns Lagoon nearby
- Markets at Fred's Pass throughout the year
- Schools at Humpty Doo and Bees Creek
- Easy highway access

Council Rates: \$1,427 per annum (approx.)
Date Built: 1993
Area Under Title: 1 hectares 7100 square metres
Zoning Information: RL (Rural Living)
Status: Vacant Possession
Easements as per title: None Found