

**44 Pioneer Drive, Humpty Doo, NT 0836**

**CENTRAL**

**Sold House**

Monday, 14 August 2023

44 Pioneer Drive, Humpty Doo, NT 0836

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 1 m2**

**Type: House**



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**\$670,000**

Like a warm embrace, this tranquil abode has nostalgic notes that will entice the home makers seeking a property with charm and character. Tucked away behind a native bushland belt, the home has a long driveway that leads through the natural gardens towards the home with a fenced horse paddock at the rear and a huge workshop shed with parking galore. The home has verandahs on all sides that offer both shade plenty of outdoor space for easy entertaining or relaxing. There is an in ground spa tucked under a shady canopy of trees and surrounded with tropical foliage. The kids will enjoy looking for eggs from the chickens in the coop or playing in the tree house, exploring the paddocks, riding bikes or horses or cartwheeling across the lawns. Inside the home is a large dining room with tiled flooring and A/C along with a rustic kitchen that has a unique sink and some trendy country chic pieces. There is a separate living room with sizeable proportions allowing for a family soon or study corner as well. Two bedrooms reside at the far end, both super sized with tiled flooring and A/C – the master includes an ensuite bathroom. The main bathroom has a shower and vanity with storage plus a door through to the side verandah and poolside entertaining areas making this a versatile multi use space. Around the home are a myriad of fruiting gardens and interesting spaces to explore. The property is located in the most in demand pocket of Humpty Doo and is an easy connect onto the Arnhem Highway with the Humpty Doo Schools and Shops only 3 minutes away, 5 minutes to the iconic pub & not much longer to Coolalinga Central shopping precinct via easy drive along Power rd and Girraween rd. If you've been looking to get into a rural property in an affordable price range with a home loaded with character and charm then this one is for you. Viewing certainly required to fully appreciate the homely vibes of 44 Pioneer. Key features:

- Solid and character rich three bedroom ground level home with expansive verandahs
- Rustic appeal with nostalgic notes throughout
- Master bedroom suite with ensuite bathroom
- 2 additional bedrooms both with A/C
- All bedrooms are supersized – great for having your own space
- Dining room adjacent to the kitchen
- Kitchen oozes rustic charm sure to inspire the chef of the house
- Separate living room / family room with tiled flooring and a/c
- Verandahs hug the home on all sides and overlook natural bush block
- In ground spa with tropical garden backdrop
- Bore water supplying property at 1.5 LPS
- Open paddocks of humidicola at the rear for the horses to graze
- Massive old non certified 160m2 workshop shed with high clearance and bulk parking space
- Treetop cubby house for the kids (needs a makeover)
- Chicken coop and house for the chooks to provide fresh eggs
- 2 hectares (5 acres) of quality blue chip land to underpin your investment into the future

Around the Suburb:

- Located in one of the most in demand convenient locations within Humpty Doo
- Humpty Doo Shops 3 minutes drive
- 5 minutes from Coolalinga Shops
- Quiet location with large lots of land
- Schools at Humpty Doo, Girraween and Bees Creek
- Easy Arnhem highway/Stuart highway access

Council Rates: \$1,368 per annum (approx.)  
Date Built: 1993  
Area Under Title: 1 hectares 9600 square metres  
Zoning Information: RL (Rural Living)  
Status: Vacant possession  
Building Files/Permits: Available on webbook  
Pest Report: Available on webbook  
Easements as per title: None found