

**45 Ivanoff Road, Katherine, NT 0850**



**Acreage For Sale**

Saturday, 12 August 2023

45 Ivanoff Road, Katherine, NT 0850

**Bedrooms: 4**

**Bathrooms: 2**

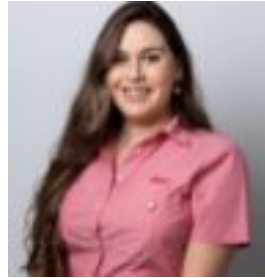
**Parkings: 2**

**Area: 8 m2**

**Type: Acreage**



Alison Ross  
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Ashleigh Chadwick  
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## Offers over \$900,000

45 Ivanoff Rd is a rare find in the current rural living market. This brand new family home is centrally located on the block with horizon views to the Manbulloo hills. This custom-designed, territory-built home offers 4 bedrooms and 2.5 bathrooms. There is a great outdoor living area and a stylish modern kitchen. To complement the home, there is an industrial-sized shed with plenty of lock-up storage. 3-phase power and plumbing connected. The well-fenced 20 acres has been previously cleared and is well suited to those with horses and stock. Rainwater supplies the home and a domestic bore feeds the gardens and shed. Features:- 4 spacious bedrooms - all with built in robes. Split system air conditioning throughout, tiled floors.- Main bathroom with stylish fittings, large bath, and larger shower recess. Separate W/C- Ensuite features a dual shower, vanity, WC and huge walk in robe. - Stunning open-plan kitchen with plenty of storage. Corner walk in pantry, built in microwave, dishwasher provisions, 900mm gas stove, rangehood and wide open views to outdoor living and family setting.- Wide back outdoor entertaining. Tri-fold sliding doors off the dining and lounge.- Block construction, solar HWS- Shed approx 28m x 12m. All lock up with wide door access and high clearance. Secure lock up (old demountable), and older bathroom. Located close to the main road for easy access.- Rainwater - 220,000L supplying the main house.- Zoning - Rural- Total area - 8.2ha With the convenience of the Katherine Township just 15mins away, this rural lifestyle property is ready for you today. Contact the team at Elders for further information or to arrange an exclusive viewing. Alison Ross 0417 847 950 Ashleigh David - 0438 857 912