

# 45 McKinlay Road, Herbert, NT 0836

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## Acreage For Sale

Wednesday, 27 March 2024

45 McKinlay Road, Herbert, NT 0836

Bedrooms: 2

Bathrooms: 1

Parkings: 5

Area: 6 m2

Type: Acreage



For Sale By Owner NT  
0488847018

**\$700,000**

The Phone Code for this property is: 17921. Please quote this number when phoning or texting. Situated on a sprawling 6.33-hectare (17 acres) lot, this size block is a rare find so close to shopping centres and schools. With its 6-foot high chain mesh fence, electric gate and CCTV network your security and peace of mind are at ease. The building has 3 phase power and is equipped with a Solaheart hot water system and a 7.5 kW solar system feeding back to the grid, providing you with energy efficiency and cost savings. Step inside and be greeted by a beautifully designed kitchen featuring granite bench tops, induction cooktop and pyrolytic oven. With twin sinks, ample bench space and fully integrated dishwasher, entertaining and cleaning up after is a breeze. The bathroom, laundry, and toilet are elegantly tiled from floor to ceiling, adding a touch of luxury to your everyday routine. Upstairs, you'll find two newly carpeted rooms, each equipped with Fujitsu inverter air-conditioners ensuring a comfortable and restful night's sleep all year round. With the workshop's 120 m<sup>2</sup> of floor space, overhead gantry, work pit and compressed airline outlets throughout, you'll have the perfect setup for any small business, project or man cave. The twin electric roller doors make accessing the workshop a breeze, while the expansive outdoor space allows for endless possibilities, whether it's hosting gatherings, enjoying outdoor activities, or simply appreciating the beauty of nature. One of the most exciting aspects of this property is its potential for subdivision, (Pending application approval) unlocking even more value and possibilities for future development. The possibilities for this property are limited only by your imagination. Contact us today to arrange a viewing and see the true potential this property has to offer. Disclaimer: Whilst every care has been taken to verify the accuracy of the details in this advertisement, For Sale By Owner (forsalebyowner.com.au Pty Ltd) cannot guarantee its correctness. Prospective buyers or tenants need to take such action as is necessary, to satisfy themselves of any pertinent matters.