

# 45 Reedbeds Road, Berry Springs, NT 0838



## House For Sale

Wednesday, 12 June 2024

45 Reedbeds Road, Berry Springs, NT 0838

Bedrooms: 2

Bathrooms: 1

Parkings: 6

Area: 8 m2

Type: House



George Pikos

**\$580,000**

Surrounded by big mature trees and easy to maintain selectively cleared gardens this 2 bedroom home offers the complete package for those keen on a rural lifestyle that's within easy reach of city conveniences. Whether you're an investor capitalising on Darwin's vibrant rural rental market or a fastidious home seeker looking for a rural lifestyle without being totally isolated from society, 45 Reedbeds Rd Berry Springs is perfectly positioned to suit your needs. Showcasing ....\* Immaculate ground level home with 2 bedrooms, 1 bathroom and plenty of living space both inside and out for the smaller family unit. \* Open plan kitchen / living / dining area with easy access points to the front and rear verandahs. \* Compact kitchen with ample bench & views out to the surrounding gardens! \* Shady verandahs on 2 sides double up as additional sitting / entertaining area. \* Relaxing Plunge pool – Perfectly positioned to the rear of the home and is the ideal relaxation zone after work or party zone after sunset! Just add friends, family and the BBQ. \* Fenced 8ha (approx. 20 acres) Selectively cleared around the house with the balance of the block left as natural bushland\* Bore producing approximately 10lts / sec – good quality year round water.\* Old work shed with mechanical pit Ideally located within a short 5 minute drive to Berry Springs Primary School and the local IGA. Coolalinga and Palmerston CBD are also within easy reach as are all of the daily facilities that you have been looking for. Vital Details\* Lot: 12 Hundred of Cavenagh\* Lot Size: 8ha 900m<sup>2</sup>\* Easements: Nil known\* Zoning: R (Rural)\* House Size: 81m<sup>2</sup> (approx.) \* Built: Circa 2001 \* Litchfield Council Rates: \$1,440 per year (approx.)\* Current Rental: \$350pw\* Lease Expiry: 10 August 2024 (Tenant happy to stay on).\* Bore: Registered Summary available. Take the first step to discovering an unsurpassed rural lifestyle that's within easy reach of so many everyday facilities by calling George Pikos on 04 3800 4800.