

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

**CENTRAL**

**Sold House**

Saturday, 12 August 2023

50 Pioneer Drive, Humpty Doo, NT 0836

**Bedrooms: 6**

**Bathrooms: 5**

**Parkings: 10**

**Area: 1 m2**

**Type: House**



Daniel Harris  
0889433000

**\$1,040,000**

Text 50PIO to 0472 880 252 for all property information and reports If you are looking for a property that is supersized and supercharged with lifestyle elements – 50 Pioneer is the home for you. Driving in the property has a front paddock for the horses to frolic. A sealed driveway leads through to the home with ample parking at the front for a multitude of vehicles on bitumen apron. Alternatively, follow the road around towards the middle of the property to the sheds where there is sheltered carport parking galore. The commanding home with 608m<sup>2</sup> under roof is split in two giving it a versatile approach – great for the teens, extended family or as a home office. A two bedroom self contained ‘apartment’ is connected to the main home via a screened in breezeway yet remains separate to give it its own privacy. This home includes a full kitchen and open plan living and dining areas, 2 bedrooms and a modern bathroom plus a laundry room as well. The connecting home has a large home office / family room along with a supersized master bedroom suite with a generous walk in robe. The bathroom is also modern and well designed with the laundry room opposite. Open plan living and dining areas flow effortlessly through to the outdoor entertaining areas via sliding doors and the kitchen is super chic with island bench and banks of built in storage with a pop of red on the glass splash backs. A short walk over to the first 120m<sup>2</sup> shed has a home gym / bedroom along with loads of storage and a 96m<sup>2</sup> adjoining carport across the face for at least 4. Another modern 220m<sup>2</sup> shed further back includes mezzanine storage level plus 2 stunning bedrooms each with a modern ensuite bathroom and a living room as well. The property includes a dog run, shade house, horse paddocks, solar panels, security cameras, horse stables, extensive irrigation system being fed off ripper bore plus so much more. Located in the most in demand pocket within the suburb the property has all weather access 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. This rural property offers a myriad of options to the new owner, live in one & rent the others, rent all 3 with rental income of at least \$1300 a week or enjoy the lot with your family on this genuine rural sanctuary. Key features include:

- Fully set up, super practical move in ready rural abode with extremely flexible living options
- Well over 1100m<sup>2</sup> of under roof on site infrastructure
- Effortless lifestyle potential with everything you could possibly need for an incredible rural lifestyle
- Professionally landscaped with stunning lawns and garden all fully irrigated year round
- Automated bore and premium water filtration system
- Air conditioning to all enclosed structures (House & sheds x 2)
- House offers flexible living options, ideal for living under the same roof with each family member enjoying their own space
- Shed 2 has a built in ‘shouse’ with its own living area, 2 well appointed bedrooms each with ensuite and mezzanine above
- Three phase power to both sheds and fantastic secure fencing across entire property
- Solar electric gate access to property and 6.6kw solar system feeding into grid
- Horse stables and paddocks at the front and rear with wallabies bouncing around
- Four separate dog kennels all securely fenced with separate fenced external run
- Stockpiles of top soil, mulch aggregate stored in rear paddock will be left for new owner
- Abundance of parking for the caravans, boats, horse float, buggy, quad, trailers + more
- First shed has an air conditioned office / gym also with carport parking across the face
- Side entertaining areas with the pizza oven and green house
- Gorgeous gardens, swathes of green lawns and tropical flowers
- In ground spa under a shade sail, secure fencing
- 3m verandahs span each side of the home sheltering/cooling it and offering further outdoor entertaining space
- Massive rear verandah overlooks the gardens and the spa
- Twin homes connected with a screened in breezeway
- Open plan living and dining areas with tiled flooring and A/C throughout
- Master bedroom with open walk in robe
- Two gorgeous modern bathrooms
- 2 internal laundry rooms with banks of storage

Around the Suburb:

- Located in one of the most in demand convenient location within good old Humpty Doo
- Humpty Doo Shops super close
- Less than 10 minutes from Coolalinga Shops
- Quiet location with large lots of land
- Schools at Humpty Doo and Bees Creek
- Easy highway access

The ideal property for a large family, mixed family of multiple generations or simply those seeking an amazing rural lifestyle with the ability to generate income should you choose. Viewing in person absolutely required to fully appreciate what’s on offer here!

Council Rates: \$1,368 per annum (approx.)  
Date Built: 1992  
Area Under Title: 1 hectares 9600 square metres  
Zoning Information: RL (Rural Living)  
Status: Vacant possession  
Building Report: Available on request  
Pest Report: Available on request  
Easements as per title: None found  
Rental Estimate: \$1300 (Main house 1 \$500, Main house 2 \$400, 2 Bed Shouse \$400)  
Also the potential to lease equine facilities, utilise as a van stay during the dry & convert gym to another independent bedroom