

600 Pioneer Drive, Humpty Doo, NT 0836

CENTRAL

Residential Land For Sale

Thursday, 30 November 2023

600 Pioneer Drive, Humpty Doo, NT 0836

Area: 8 m2

Type: Residential Land



Daniel Harris

Price Guide \$595,000

Located in a sought after pocket of Humpty Doo in a gorgeous rural setting walking distance to the Humpty Doo Golf Club. 8.29 hectares (20.47) acres with clear subdivision potential (STCA) to secure your future. An exceptional opportunity to acquire a property offering a genuine rural lifestyle with enormous future upside. Key features:

- Fully fenced
- Quality bore water
- One owner (deceased estate)
- Over 20 acres in fantastic location
- Natural bush lot with mostly virgin bush
- Enormous potential to subdivide/add value
- A range of dated existing infrastructure
- Uncoded shed, bus and range of scrap steel
- Being sold 'as is' what you see is what you get
- Passing power
- Split into 2 as a battle axe the easiest way to improve its value quickly

Around the Suburb: Walking distance to HD golf club and the famous 19th hole Restaurant & Bar. Having too many beers at the golf club won't matter here, stumble home no worries. 5 mins through to the Humpty Doo Day Care and nearby to schools and senior campus. Coolalinga shopping centre is also nearby with speciality shops and major retailers. HDoo tavern for an easy midweek meal. Local creeks and fishing spots in the wet season, ask another local for the best spots. Get rural setting with welcoming neighbours and wide open spaces to do as you like. Council Rates: \$1437 per annum (approx.) Area Under Title: 8.29 hectares Zoning Information: RL (Rural Living) Status: Vacant Possession Easements as per title: None found