

**645 Strangways Road, Humpty Doo, NT 0836**

**CENTRAL**

**Residential Land For Sale**

Friday, 19 January 2024

645 Strangways Road, Humpty Doo, NT 0836

Area: 2 m2

Type: Residential Land



Tom Kiem

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## AUCTION!

To view webbook with more property information text 645STR to 0472 880 252 Explore your rural lifestyle dreams with this established block in the popular setting of Humpty Doo. The property is approx. 10 acres of land with some fencing along the boundaries and gated entry at street level. A winding driveways leads past an semi cleared front paddock; perfect for the horses or quad bikes; through to the home where there is carport parking for two and room for many more under the shady canopy of gardens that surround the home. This property is a Sh'ouse – a shed house. So, whilst this might not be your dream home, you could certainly live here whilst you built the dream abode. The sh'ouse currently has 1 bedroom with a little step up so mind your toes but the step helps define the space and offers a nice transition through to the bathroom adjacent. The bathroom has a large shower and vanity with storage space and a unique corner toilet, there is also an overhead vanity with some storage too. Open plan living and dining areas with a kitchen that has wrap around counters and overhead shelving plus there is some built in storage within the living room great as a robe or linen or for the tools or horse gear – you choose how to best use this space. This property needs some work to fix up and create what you want – or build on the front of the block and use this as a tack room, office space or work shed for the tools and tractors. Also on the property are plenty of tropical plants and gardens to explore with a rain water tank beside the home and a caravan as well that could be cleaned out and reused if you so choose. • Rustic chic – yes please! • Approx 10 acres of land with an established native bushland belt • Gated entry at street level with an all weather driveway winding towards the home • Established gardens and rambling plants surround the home • Dual carport parking at the front of the home • Laundry hosted under the front verandah with a rain water tank beside it • Inside is an open plan sh'ouse (shed house combo) with plenty of windows • Kitchen has wrap around counters with some shelving overhead • Single bedroom with a raised bedding area, mind your toes • Bathroom has a shower and corner toilet plus a vanity with storage space • Beside the home is a caravan that could be converted into another bedroom – maybe • Tropical gardens around the home under a shady canopy of towering flame trees and more The property is positioned well within the Humpty Doo community and is only a 5 mins from local schools, day-cares and shops. AUCTION: Wednesday 7 February 2024 - 6:00pm on-site Council Rates: Approx. \$1437 per annum Area Under Title: 2 hectares 6300 square metres Zoning: RL (Rural Living) Status: Vacant Possession Vendors Conveyancer: Ward Keller Settlement period: 45 Days Deposit: 10% or variation on request