

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



**House For Sale**

Friday, 17 May 2024

670 Strangways Road, Humpty Doo, NT 0836

**Bedrooms: 5**

**Bathrooms: 4**

**Parkings: 14**

**Area: 8 m2**

**Type: House**



Monica Baumgartner

**\$895,000**

This is your chance to own a piece of the territory where you can get away and enjoy the rural life whilst still being in the heart of the Humpty Doo community. This rare secluded block is 22 acres with sealed road frontage with land zoned RL (with lapsed Development Permit DP11/0390 for 2 lots) The land is perfect for cattle and or horses with five main paddocks with improved pastures. Land Features • Extensive Shedding and storage • Cattle crush and loading ramp. • Electric sliding front gate • 6 LPS Bore • 3 Phase Power • Solar 6kw • Separate power supply via pre paid meter (main house). Main House features • 3 Bedrooms • 2 with built in wardrobes. • 1 Bathroom with Separate Toilet • Open plan kitchen, dining and sunken lounge area • Fenced Inground Pool • large paved outdoor area • Under Cover Parking • Has been tenanted for the 10+ years with an average annual return of 30K Second Dwelling • 2 Bedrooms each with ensuite • Open planned living • Large outdoor area • Undercover parking • Additional Amenities • Several Cool Rooms used as storage The block has large established trees and an abundance of wildlife. In 2011 it was approved for subdivision (now expired) but the opportunity is there to resubmit and return the investment with at least 2 x 10 acres lots sell one and there are great sites suitable for your new house while offering interim accommodation options. One not to be missed, 20 Acres rare in the heart of Humpty Doo! Area Under Title 80900 m2 Zoning RL (Rural Living) Litchfield Council Rates \$1436 PA Easements on Title None found Price Guide \$895.000+ Previously approved for subdivision