

**70 Abrus Road, Humpty Doo, NT 0836**

**CENTRAL**

**House For Sale**

Monday, 18 March 2024

70 Abrus Road, Humpty Doo, NT 0836

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 5**

**Area: 2 m2**

**Type: House**



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## Price Guide \$895,000

Text 70ABR to 0472 880 252 for all property information. Escape to a sanctuary of sophistication and serenity with this modern home immersed in a tapestry of breathtaking gardens. Nestled in a lush landscape, the residence offers a harmonious blend of contemporary design and natural beauty, creating a haven where luxury meets tranquillity. Discover a lifestyle redefined as you wander through meticulously crafted gardens that beckon with their vibrant colours and captivating scents. Your private oasis extends beyond the walls of the home, inviting you to unwind in a picturesque setting that seamlessly integrates indoor and outdoor living. Immerse yourself in the outdoor paradise that surrounds you – a place where moments of bliss are found in every corner. Whether you seek a peaceful retreat or a stunning backdrop for entertaining, this modern home and its exquisite gardens offer the perfect setting. Embrace a life of elegance and enchantment, where every day is a celebration of beauty and comfort. Welcome to a world where nature and luxury coexist in perfect harmony.

What we love about this opportunity:

- Turn key modern home in immaculate condition ready to be enjoyed immediately
- Constructed by Overlander homes synonymous with quality
- Discreet from the street perfectly private set on five tranquil acres predominantly bush block
- Sensational gardens to stimulate the senses surround the main home
- Tiled floors and neutral tones create effortless appeal
- Banks of louvres throughout the home add to its bright, breezy feel
- Open-plan living overlooked by smart kitchen with modern appliances
- Oversized master features expansive walk-in robe and ensuite
- Two further bedrooms, one robed, serviced by main bathroom
- Internal storeroom, external laundry and additional WC on verandah
- Expansive rear verandah with tropical outlook towards spa
- Huge shed and plenty of parking for the vehicles and toys
- A hop, skip and jump to Humpty Doo Golf Club and the Rusty Putter Bistro
- Short drive to Humpty Doo Shopping Village and Coolalinga Central Shopping

Feeling worlds away from the hustle and bustle, this leafy five-acre property is the tree change you've been yearning for! On arrival, you make your way to the centre of the block, where an appealing abode sits neatly within beautifully tended gardens, creating a private tropical escape nestled within the surrounding greenery. As you step inside, you find yourself in a light and airy open-plan living space, which is overlooked by a smartly presented kitchen boasting sleek granite work surfaces, heaps of storage, modern appliances and a large island. With banks of louvre windows throughout the home, it not only feels breezy and effortless, it also frames up a gorgeous green outlook from every window. A large master with walk-in robe is joined by two further bedrooms, while both the ensuite and main bathroom flaunt granite-topped vanities complementary to the kitchen. With a walk-in shower to the ensuite, the main bathroom will appeal to families, with both a shower and bathtub. Completing the interior is a great internal storeroom, while out on the rear verandah, there is a semi-enclosed laundry and handy third WC. Talking of the verandah, this is one of the major highlights of the home! Impressively spacious, it provides fabulous alfresco space perfect for family dining and lazy weekend BBQs, offering an exceptional outlook over tropical gardens and the sparkling inground spa. Accommodating all tools, toys and hobbies, the huge workshop with adjoining carports and dual high clearance roller doors is another great feature. And should you want to add a granny flat, pool or anything else you fancy, there is more than enough room to do so (STCA). This much-loved quality family home is a real gem. Homes like this one don't tend to last long on the market.

Council Rates: \$1,437 per annum (approx.)  
Date Built: 2009  
Overlander Homes  
Area Under Title: 2 hectares  
Zoning Information: RL (Rural Living)  
Status: Vacant possession  
Building Report: Available on webbook  
Pest Report: Available on webbook  
Easements as per title: None found