

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

**CENTRAL**

**Sold House**

Monday, 14 August 2023

70 Power Road, Humpty Doo, NT 0836

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 2 m2**

**Type: House**



Darren Hunt  
0417980567



Daniel Harris  
0889433000

**\$900,000**

Why? Rural living. Highly desired, more so in recent times. Near new home. The Home...New. Well, just over a year old. Quintessentially Australian in design with Colorbond cladding and roofing. And there's no better way to experience a Darwin wet season downpour that only a metal roof can offer. One of life's genuine simple pleasures... Slightly raised in elevation, surrounded by natural bushland, with a further mix of tropical plantings commensurate to the tropical environment. Tucked away in the centre of a large 5-acre block, the home has an all-weather driveway winding past the native bushland belt through to dual carport parking, under a voluminous roofline enhancing the homes architectural merit. Two steps onto the decked entry porch, which then opens into the light filled living, dining and kitchen area. Open the home up and you have wonderful breezes filtering through, confirming how good it is to be living in the rural area. Another set of sliding doors leading onto the poolside entertaining area where outdoor dining is often the preferred choice. Inside the home has warm and inviting timber look flooring underfoot with white-on-white modern tones throughout. The kitchen offers stone counters over the breakfast bar seating areas and plenty of storage with a built-in pantry and overhead storage. From the living areas, the home opens up onto the decked poolside entertaining space with a glass framed pool fence. allowing the views to seamlessly transition to native bushland with the fire pit off in the distance. The master bedroom suite is lux with an ensuite bathroom that hosts a free-standing bathtub plus a large glass framed walk in shower with waterfall shower. Three bedrooms include a built-in robe, and all have A/C and are filled with light and large windows that let in the breeze and showcase the relaxed views. The main bathroom offers a large shower and hosts the laundry amenities adjacent with plenty of storage here also. Around the home are tropical and native gardens in full bloom, there is a rainwater tank and strong bore on the property. The property is positioned well within the Humpty Doo community and is only a few moments from local schools, day-cares and shops. Surrounded with leafy tropical gardens and wide central driveway with off street guest parking banks dotted throughout, each home is private and well maintained. The current owners have decided to sell via the easiest method in today's market, and that's simply come and have a chat to either Daniel or Darren... it'll just make sense. The home is for sale now, via an ethical price guide.

- Move in ready rural abode on 5 acres of land.
- Picturesque property with rolling green paddocks when the rain comes
- Surrounded with a native bushland belt and ring of tropical gardens
- Rainwater tank and bore
- Master bedroom suite with ensuite bathroom and built in robes
- 4 bedrooms with rural aspects through the large windows
- Main bathroom and laundry room adjacent
- Laundry room has access to the side of the home and has linen storage
- Open plan living, dining and kitchen areas
- Sliding doors through to the decked entertaining verandah
- Glass framed swimming pool for a seamless view
- Kitchen has pantry and stone topped counters
- Sheltered front porch with a flurry of tropical gardens
- Carport parking for 2 with a bitumised driveway

Around the Suburb:

- 20 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 finishing spots in the wet season, ask another local for the best spots

Webbook: Text 70POW to 0472 880 252  
Council Rates: \$1,368 per annum (approx.)  
Date Built: 2022  
Area Under Title: 2 hectares 200 square metres  
Zoning Information: RL (Rural Living)  
Status: Vacant possession  
Easements as per title: None found