

70 Tobin Road, Howard Springs, NT 0835

CENTRAL

House For Sale

Friday, 26 January 2024

70 Tobin Road, Howard Springs, NT 0835

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 2 m2

Type: House



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Price Guide \$750,000

Text 70TOB to 0472 880 252 for property reports and more information. If you've been searching for a fantastic lifestyle package that offers flexible living options then here it is. This rural sanctuary in an A+ location offers a myriad of options to the new owner, live in one & rent the others, rent all 3 or enjoy the lot with your family on this rural sanctuary. This large corner lot of land backs onto a native bush land belt with a creek running through it making this the ideal quiet lot for those seeking refuge from the bustle of the everyday. Screened at street level with towering trees and a gated entry point, the driveways winds its way towards the home with plenty of open parking spaces plus there is secondary double gated entry on the far side ready to allow in the boat trailer, caravans, tractor and more. There is a barramundi dam built-in ready for the wet season rains so the kids can catch a few red claw or watch the bird life nesting – magical. The home itself is a 3-bedroom modern design with plenty of large windows to frame the tropical gardens and large swaths of green rolling green lawns outside. The master bedroom suite is complemented with doors to the back veranda and enjoys a built-in robe along with garden views. Bedroom 2 includes a built-in robe while bedroom 3 is a versatile home office / media room with sliding doors. The open-plan living and dining areas light bright and breezy with a modern design and an easy flow. The kitchen has built in banks of storage where you can store all of your cookbooks and crockery plus a free standing cook top and oven and overlooks the gardens with an great flow between a dining and the living room perfect for the busy family Dynamics. In addition to the main home; There is a near new self-contained one-bedroom granny flat with kitchenette bathroom, laundry amenities and its own bedroom with built in robes and air conditioning. Down the back of the property is a shed with a workshop with storage areas along with a bedroom and living room option and en-suite bathroom as well. This could be a great work from home space for the office worker or craft room or a teen retreat. There are established gardens with green lawns and a cubby house for the kids to explore with a rope ladder climb and sand pit below. 70 Tobin offers the perfect combination of Suburban convenience with rural ambiances. 5 mins up the street is the Howard Springs Primary School and Daycare along with a local shop with GP and newsagent plus a tavern for a cheeky midweek meal or trivia nights to enjoy. Approx. 10 minutes from Coolalinga, 15 from Palmerston – this is rural living without the trek.

- Exceptional location away from the hustle and bustle yet a hop, skip and jump to both Howard Springs/Coolalinga shops
- Three bedroom main home with verandahs on three sides overlooking the gardens
- Fantastic recently constructed 1 bedroom fully self contained granny flat
- Workshop shed with built living / bedroom / bathroom – great as a rentable home office
- Kids play areas with cubby house and rope climb under a shady canopy
- Master bedroom with built in robes and access to verandah
- Bedroom 3 has sliding door access – versatile media room
- Open plan living, dining and kitchen areas with banks of built in storage space
- Kitchen has wrap around counters along with overhead cupboards
- Free standing cooktop and oven in the kitchen with modern design
- Verandah for easy entertaining overlooks the side yard
- Modern move in ready vibes mixed with rural chic ambience
- Creek runs across the bottom of the property
- 5 acres of land with gated entry at street level and secondary gated access as well
- Your own private dam where the bird, aquatic and wildlife will roam
- Huge potential to add further value in this location

Around the Suburb:

- Premier rural lifestyle address, nearby to local GP and shops with healthy capital growth prospects
- 3 mins to the Howard Springs School, shops, bakery and tavern
- 10 minutes from Coolalinga Shops
- Quiet location with large lots of land
- Easy highway access

Council Rates: \$1,437 per annum (approx.)
Date Built: 1992
Area Under Title: 2 hectares 400 square metres
Zoning Information: Status: Vacant Possession
Easements as per title: RL (Rural Living)