

**708 Cheeney Road, Eva Valley, NT 0822**

**SaleByHomeOwner**  
.com.au

**Sold Other**

Monday, 14 August 2023

708 Cheeney Road, Eva Valley, NT 0822

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 8**

**Area: 84 m2**

**Type: Other**



Sale By Home Owner  
1300609392

**Range: \$570,000 - \$670,000**

The phone enquiry code for this property is - 2666 For sale is this lovely and fully set up property located in Eva Valley, 5 minutes from the township of Batchelor, Northern Territory. The property consists of 210 acres with natural springs throughout one which runs all year round. The boundaries are fully fenced and further divided into 4 paddocks that are bordered by a lane-way that runs straight into the yards. All paddocks have water troughs fed by two new solar bores. The yards consist of multiple panel yards with a crush and ramp for easy loading with ample room for truck access. The property can easily accommodate 80 heads of cattle due to the rich Gamba grass. At the front of the property there is approximately 5 acres fully fenced where the house area is located. With its own driveway leading to a well set up living area consisting of a 2 large demountable all under a solid roof and sitting on a concrete pad. The main demountable consist of a large room with kitchen (electric stove, sink and plenty of storage cupboards) with room for a table and lounge. At the other end, is a large bedroom able to have a queen bed. Both rooms have splits systems and fans. The other demountable adjacent consist of a wet area, with toilet, shower, sink and an area for a washing machine. Both demountable sit under a solid roof with lights and fans and power points and a further small outdoor kitchen consisting of sink and cupboards. The living area is supplied by a solar bore and has its own 10,000 litre water tank and pump. A short distance away is a very large shed that is able to accommodate 4 cars inside the lockable part and a further 4 cars on the front of it, all sitting on a large concrete slab. There is power and fans at the shed. There are a further two small holding paddock at the front of the property with troughs. Phone reception is excellent. This property is all set up ready for you to walk in and start living your dream. Raise your own cattle, grow your own garden. Of further interest is a public road that borders the side of the property (not currently in use, dirt and graded) which would allow for the property to be easily subdivided. Batchelor is a small township approximately 10 kilometres away that has all the facilities available including a pub, school, clinic and schools. Further larger shops such as Coles and Woolworth are approximately 40 minutes drive. \$620,000 Neg The demountable and small fenced off area is currently rented at \$200 a week.