

75 Emanuel Road, Girraween, NT 0836

CENTRAL

House For Sale

Tuesday, 4 June 2024

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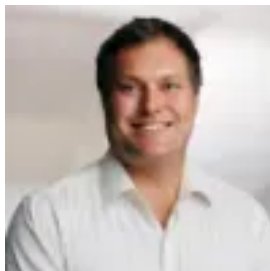
Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 3 m2

Type: House



Daniel Harris
0889433000

Price Guide \$975,000

Text 75EMA to 0472 880 252 for more property information

Nestled in a picturesque bush block setting with a discreet entry lies this unique gem offering a blend of modern luxury with a near new top of the line two bedroom home and the practicality of completely independent three bedroom 'shouse'. A genuine dual occupancy opportunity. Greeted by electric gated entry the formal bitumen driveway winds its way past native gardens past each of the key points of infrastructure on the property. The main residence is the first port of call, designed and custom built for the Territory lifestyle is a genuine show stopper oozing wow factor at every turn. The home stands proud with a eye catching pitched roofline pointing towards the stars with an epic outdoor entertaining area and luxurious in ground pool. A sophisticated home with nothing but the finest fixtures and fittings throughout it needs to be viewed in person to fully appreciate just how nice it is. Step up to the timber decked outdoor entertaining area with a built in BBQ and views over the inground swimming pool with a shade sail overhead. Surrounded with a thick bushland belt, the home boasts a harmonious blend of tranquil tropical vibes with a classy yet rustic outback appeal. There is a designated firepit area and veggie garden beside the home also. Through a wall of sliding glass doors offering seamless indoor/outdoor integration the home opens from the outdoor entertaining areas inside the lavish open plan living, dining and kitchen space with once again, a sky high roofline that draws the eye and adds so much space to the home. The kitchen is gorgeous, magazine worthy! Offering an island bench with breakfast bar seating along with a wall of built in storage and a double door pantry, there is a window over the cooktop that has views over the veggie garden to inspire the home chef. Down the hallway are two bedrooms each with endless bays of louvered windows to let in the natural light and capture the breezes. The master bedroom suite includes a walk through robe and an ensuite bathroom with a gorgeous laser cup wall display that frames the tropical gardens. WOW! The home is complete with adjoining carport for 2 vehicles. In addition to the main home, there is a three bedroom, one bathroom shed house 'shouse' complete with workshop shed and massive undercover carport. Fully insulated and air conditioned its nothing flashy but certainly clean, tidy and a practical space to live comfortably. There is a chicken coop and stables and gated entry to the back of the property with a seasonal dam. The property infrastructure includes multiple freshwater holding tanks and extensive solar panel system allowing occupants to enjoy a self sufficient almost off grid experience. What we love about this opportunity:

The Main residence:

- Near new custom built to perfection for the tropics
- Designed by highly regarded Sabi Design
- Built by highly regarded DJC Build
- Punctuated by high ceilings and breezy open plan living
- Designed with windows on each side of all rooms to pick up breezes
- In ground swimming pool with a shade sail overhead
- Decked outdoor entertaining areas with pitch roofline and built in BBQ
- Outdoor fire pit area with a veggie garden
- Sliding doors open to reveal the internal living areas
- Elite Kitchen with drawer system- magazine worthy
- Pantry, overhead storage and an island bench with breakfast bar seating
- Window over the cooktop showcasing the veggie garden to inspire the chef
- Master bedroom suite with ensuite bathroom and walk through robe
- Main bathroom and ensuite are both stunners with feature artwork
- Open air bathrooms will have you feeling like your on holidays at a 5 star resort
- Gorgeous bush outlook from the internal and external living spaces
- Designed so additional pods can be added in the future should you desire

The Shed House:

- Three bedrooms
- One bathroom and practical kitchen
- Fully insulated and airconditioned
- Plenty of storage options

The block and infrastructure:

- Abundance of undercover parking and storage
- Extensive Bitumen driveway
- Electric gated entry
- 7.6 acres in total
- Both homes operating off extensive rainwater setup (no water bills)
- Extensive solar system in place (very small power bills)
- Block has plenty of the fall to the rear
- Wet season dam at back of the property
- Walking tracks with abundance of flora and fauna

The location:

- A short drive to either Humpty Doo or Coolalinga Shopping
- Schools at Humpty Doo, Bees Creek, Girraween, Howard Springs
- Extremely quiet location away from the hustle and bustle

Council Rates: \$1,437 per annum (approx.)

Date Built: 2021

Area Under Title: 3 hectares 600 square metres

Zoning Information: RL (Rural Living)

Status: Vacant Possession

Easements as per title: None found