

80 Cattledog Court, Humpty Doo, NT 0836



Sold House

Monday, 14 August 2023

80 Cattledog Court, Humpty Doo, NT 0836

Bedrooms: 4

Bathrooms: 2

Parkings: 6

Area: 2 m2

Type: House



Mick Smith

0889822515

\$735,000

Is this the place for you in Humpty Doo? A wonderful opportunity exists here for a great rural lifestyle on 2.26 hctrs - but be quick as rural properties of this calibre and price are rare! There's a massive 440m² under roof including a magnificent 320m² designer home providing an excellent tropical lifestyle with all the trappings, including a Ranch Style verandah surrounding the house. There's Solar Power, an excellent Bore, a huge 120m² x 3 Bay shed, and fully steel framed in both buildings! There's a beautifully appointed kitchen overlooking a wide living area with chic ceramic floor tiles and stylish windows. A huge master bedroom suite plus three big children's bedrooms provide excellent resting space and privacy for all family members. Located at the end of quiet cul de sac there's lots of space, pure bush air, an abundance of nearby wildlife, bird species, flora, fauna, handy to a variety of schools, & shopping village. Its just 15 mins to two major shopping centres, another 5 mins to Palmerston City and Hospital. The many great features include:- Big, stylish modern home with numerous quality fittings - just 7½ years old.- Excellent Bore 5 lps, 1.5kw pump, established Aug 2014- 9.1kw Solar power with 7 kw inverter. 32 x Qcell 285w panels- Big 120m² shed & 6 car bays- 3 Phase Power - wired with inlet for Generator in case of town-power failure- House and shed with steel frames throughout - no timber- Ranch Style fully surrounding verandah, and secure for young kids- Stylish kitchen, thick 40mm marble-style stone benchtops, modern appliances- Huge Master-bedroom with ensuite and big robes, stone bench top- Stylish Windows - excellent natural airflow- Split-system air-cons throughout- Big Laundry room, stone benches, lots of cupboards - near kitchen- Quality curtains to windows- Quality fencing all-round and separate yard for live-stock- Excellent privacy & security- 20,000 litre water tank- Beautiful, spacious grounds, fully fenced- Extensive lawn areas for kids to kick the footy- Well established quality trees e.g., Poincianas, Mangoes, Pineapples - Good level block and soil for cultivation- Bitumen road to front gate.- Bus service to schools and shoppingand much, much more! Very close to Arnhem Highway gateway to the Wetlands, the big northern rivers, fabulous Barramundi fishing, hunting, camping, abundance of wildlife and great escarpment country - that thousands of overseas visitors pay big money every year to come and experience. House - Occupancy Permit issued 5/10/15 Shed - Occupancy Permit issued 14/12/18 Solar Panels O/Permit issued 16/01/19 2.26 hectares under title Rates \$1328 per annum