

**85 Dichondra Road, Howard Springs, NT 0835**

**CENTRAL**

**House For Sale**

Thursday, 14 March 2024

85 Dichondra Road, Howard Springs, NT 0835

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Type: House**



Tom Kiem

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## UNDER CONTRACT

To view webbook with more property information text 85DR to 0488 810 057. Tucked away in one of the more tightly held rural addresses is 85 Dichondra Road in Howard Springs. Only 2 minutes from the Coolalinga hub with major retail outlets and local shops as well as dining options, this is the perfect combination of rural living with city conveniences. The property is on a large corner allotment with fenced perimeter and gated entry with a tree lined driveway that winds past the open paddocks of rolling green lawns towards the home where there is carport parking for 2. There is a large workshop shed with a roller door so you can park in the pride and joy or just open up the shed to enjoy a breeze while you work. Additionally there is a garden shed for the mower and tools. A walkway connects the sheds to the home with a screen of tropical gardens between them. The home has a huge open air outdoor entertaining area that overlooks tropical gardens and towards the paddocks of trees. There is an unfinished room that could be a home office or 4th bedroom option if you like. Inside the home is a supersized open plan living room with timber look flooring to add in that warm touch with exposed rafters overhead to draw the eye and create that feeling of abundance. There are three bedrooms with A/C and garden views in the windows. The bathroom has a private shower recess and an open vanity with plenty of storage space. The kitchen has banks of built in storage and prep areas to work from with an easy flow to the dining room or to the outdoor entertaining areas via a sliding door. The perfect combination of Suburban convenience with rural ambiances. 2 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. 15 from Palmerston – this is rural living without the trek. Features to Love:

- Large corner allotment in premier Howard Springs Location
- Tightly held rural setting only 2 minutes from Coolalinga
- Corner allotment with gated entry and a tree lined driveway
- Shed with carport parking at the front for 2
- Workshop shed has roller door access so you can park in the pride and joy
- Garden shed for the mower and tools as well
- Walkway connects the shed and the house
- Tropical gardens around the home offer total privacy and a colourful screen
- Large open air entertaining areas overlooking the gardens and lawns
- Unfinished bedroom / office space at the front of the home
- Built in outdoor kitchen / bar overlooks the entertaining areas
- Home has 3 bedrooms with A/C with garden views
- Supersized open plan living, dining and kitchen areas flow freely
- Bathroom has a private shower nook and vanity with built in storage
- Laundry trough is located on the verandah sheltered from the elements

Council Rates: Approx. \$1,437 per annum  
Area Under Title: 2 hectares  
Year Built: 2010  
Zoning: RL (Rural Living)  
Pest Report: Available upon request  
Building Report: Available upon request  
Status: Vacant Possession  
Settlement period: 45 days or variation on request  
Deposit: 10% or variation on request