

905 Arnhem Highway, Humpty Doo, NT 0836



Lifestyle For Sale

Saturday, 10 February 2024

905 Arnhem Highway, Humpty Doo, NT 0836

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 8 m2

Type: Lifestyle



Alison Ross

Contact Agent

🔗 **Welcome to Your Rural Oasis in Humpty Doo!** 🔗 Escape the hustle and bustle of suburban living and embrace the tranquility of rural living with this stunning 8-hectare property, privately set behind native bushland, and well accessed from the Arnhem Highway. 🔗 **Your Dream Home Awaits** 🔗 Step into luxury with this custom-designed and comfortable 4-bedroom, 2-bathroom home, perfectly situated amidst beautifully manicured tropical gardens. Enjoy the spacious open-plan living area, complete with a sleek kitchen boasting quality appliances and stunning views of the outdoor entertaining and pool area. With walk in robe to the main bedroom and a central lounge and dining area, this home is designed for family comfort and relaxation. Block construction, tiled floors throughout, split system air conditioning throughout and well insulated. 🔗 **Immaculate Outdoor Spaces** 🔗 Unwind in your own private paradise, featuring an in-ground salt-chlorinated swimming pool surrounded by sprawling lawns and lush tropical gardens. Fully automated reticulation. Entertain guests on the back verandah overlooking the pristine landscape. Additional shelter from the spacious 2-bay carport, serviced by the sealed driveway. 🔗 **Impressive Shedding and Infrastructure** 🔗 Explore the expansive 4-bay shed with concrete floors, mains 3-phase power, and drive-through access, perfect for storing all your tools and equipment. Additional sheds provide ample space for garden storage and machinery shelter, while an outdoor shower and toilet offer convenience for guests and outdoor activities. 🔗 **Endless Possibilities** 🔗 With approximately 5.5 hectares of cleared pasture previously used for horticultural crops, the potential for agricultural production is limitless. The bore is equipped with a 7.5kw (7.5l/sec) Red Jacket pump, and is sitting around 60m. Main underground irrigation lines service the garden reticulation, as well as into the cleared agricultural paddock. Take advantage of the agricultural opportunities and excellent fencing, or explore the possibility of subdivision with current zoning allowing for future development, subject to approvals. 🔗 **Convenient Location** 🔗 Enjoy the best of both worlds with easy access to the Humpty Doo shopping precinct and Coolalinga, just minutes away. Plus, with a school bus servicing the area and reliable mobile phone coverage, you'll have everything you need right at your fingertips for any work from home requirement. 🔗 **Sustainable Living** 🔗 Reduce your environmental footprint with solar power connected to the grid, boasting an impressive 7.5KW system with 31 panels, along with solar hot water to the home. Convenience meets sustainability in your new rural retreat. 🔗 **Arrange Your Exclusive Inspection Today!** 🔗 Don't miss out on the opportunity to make this rural oasis your own. Contact Alison Ross on 0417 847 950 to schedule your exclusive inspection and start living the lifestyle you've always dreamed of. Solar Power - 7.5kW connected to the grid. Sealed bitumen driveway to the house Zoned Rural Living Total Land area: 8.1 ha (20 acres) Contact Alison Ross on 0417 847 950 to arrange an exclusive inspection today.