

995 Livingstone Road, Berry Springs, NT 0838

CENTRAL

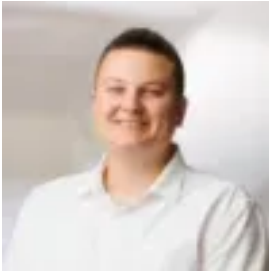
Residential Land For Sale

Wednesday, 31 January 2024

995 Livingstone Road, Berry Springs, NT 0838

Area: 64 m2

Type: Residential Land



Ryan Rowsell
0889433000

Price Guide \$1,600,000

Text 995LIV to 0472 880 252 for more property information. Seeking a large rural property with income and development potential? Explore this 647,407 sqm lot with the potential for mango varieties yielding year-round crops. Subdivision potential over \$3 million, existing infrastructure, two houses, sheds, and more. Live in one house, rent the other, and experience a rural lifestyle just 25 minutes from Palmerston. Don't miss this once-in-a-lifetime opportunity in Berry Springs. Contact us to arrange an inspection and secure your dream property. Step back in time into this charming, well-maintained abode, boasting a rich history and family warmth. With over 50 years of care from the current owners, this property offers a foundation for greatness – a canvas for new owners to create, enhance, and modernise. Gated at street level, the driveways, lined with towering trees, opens into expansive green paddocks, perfect for quad bikes, horses, and more. Carport parking for 2. A workshop shed, and additional storage sheds provide practicality. The main house features 3 bedrooms, a retro-inspired bathroom, and a spacious living, dining, and kitchen area. A second self-contained 1-bedroom home, surrounded by verandahs and outdoor entertaining areas, offers rental potential or a private retreat. The recently built workshop shed with a bathroom facility, also has mezzanine storage, complements ample parking and a sheltered area for tools. Positioned in a family-friendly community, it's a 7-minute drive to Berry Springs local amenities. Property Bonus: Five sheds, including 8m x 6m, 7m x 4m, 9m x 7m, 6m x 5m, and a 4.5m x 4m horse shelter, add versatility to this unique property. • A 647,407 sqm lot with an 800-meter frontage on Livingstone Road. • Subdivision potential valued over \$3 million with existing infrastructure. • Two houses, four sheds (including a recent main shed), three bores, and pasture paddocks. • Potential rental income of over \$1,000 a week. • Title sold “as is” with 10-meter fire breaks and reticulated three-phase power. • Experience rural living 25 minutes from Palmerston, with local access to schools, supermarket, and more. • School bus service to Humpty Doo High School. Council Rates: \$1437 per annum (approx.) Date Built: 1964 Area Under Title: 64 hectares 7497 square metres Zoning Information: R (Rural) Status: Vacant Possession Easements as per title: None Found