

10 Colton Road, Acacia Hills, NT, 0822

CENTRAL

House For Sale

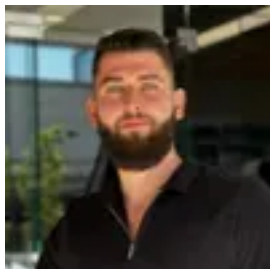
Saturday, 10 August 2024

10 Colton Road, Acacia Hills, NT, 0822

Bedrooms: 2

Bathrooms: 1

Type: House



Jad Damen

Entry Level Opportunity on 20 acres

Text 10COL to 0480 001 403 for more property information.

Surrounded with a native bushland belt and wide open paddocks, this rustic property embraces the Territory rural lifestyle offering an easy, no frills opportunity at one with nature that can be lived in now with so much future upside to add value.

Gated at street level with access directly to the Stuart Highway – this is a great property for those with machinery or who just want an easy commute into town. The driveway passes established mangos and winds all the way to the back of the property where a basic donga and a rustic main residence reside. The donga is a semi elevated 2 bedroom design with a little living / kitchen space and a bathroom that need some TLC. This has potential as a home office, teen retreat, rentable asset.

The main residence has a rustic rural vibe that embraces the outdoors with a HUGE decked entertaining area that overlooks the paddocks and a season dam that will provide a private swimming hole for the pets in the wet season. There is an extended decked platform with paddock views along with a front verandah that would be a nice space for a morning cuppa. Inside the property is 1 bedroom and a living area with a central kitchen space. There is additionally a large outdoor kitchen with storage capacity and outdoor dining areas along with a step down to the shade house / potential veggie garden and carport parking area. On the property is a chicken coop / dog run along with wide open paddocks to extended or build your dream home on.

Coolalinga is a short easydrive down the highway plus there are markets at Freds Pass and of course plenty of boating, camping, hunting and fishing spots nearby.

Key features:

- Fantastic opportunity for a young energetic tradie to get into the rural market at an affordable price point
- Huge block of dry land to secure your future straight off the Stuart Highway
- Ideal for those with heavy machinery with easy gated access and large corner position
- Block has established mango trees across the front which helps suppress the dust and brings in the geese
- Semi elevated 2 bedroom donga – needs some serious work
- Donga has own kitchen and living areas and is away from the main dwelling
- Main dwelling has 2 bedrooms – or 1 bedroom and a living area
- Indoor and outdoor kitchen space with plenty of storage
- Outdoor kitchen is great for the BBQ and has storage space
- HUGE outdoor entertaining areas overlooking a seasonal dam
- Neither dwellings are coded
- Seasonal dam provides a private waterway for the kids and pets to swim in
- Decked outdoor space has views over the paddock
- Carport parking area and a shade house for the potted plants
- Dog run / chicken coop on the property as well
- Potential plus, build your dream home here now or into the future

Being sold 'as is'

A ripper of an opportunity for a buyer ready to do the work to help this property realise it's immense upside.

Council Rates: \$1,496 per annum (approx.)

Area Under Title: 8 hectares

Zoning Information: R (Rural)

Status: Vacant Possession

Easements as per title: None found