

31 Cattedog Court, Humpty Doo, NT 0836

House For Sale

Tuesday, 6 February 2024



31 Cattedog Court, Humpty Doo, NT 0836

Bedrooms: 7

Bathrooms: 4

Parkings: 6

Area: 2 m2

Type: House



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AUCTION - ON SITE

Situated on a sprawling 5-acre estate, this magnificent property offers an unparalleled lifestyle with a host of premium amenities to indulge in. Boasting multiple separate living spaces, this property is ideal for anyone with extended family, friends or children who want their own space and independence. Inside, the main residence exudes elegance and comfort, with 5 spacious bedrooms, 3 modern bathrooms (master with ensuite), and well-appointed living areas designed for luxurious living. This home works perfectly as dual living with 2 kitchens and 2 separate verandahs all in the main residence. Tiled and air-conditioned throughout, this solidly constructed home boasts a massive external verandah overlooking an inground saltwater pool. At the rear of the property and boasting its own driveway and access is a 2-bedroom, 2-bathroom dwelling complete with a kitchen and massive verandah. There are 2 separate large sheds 1x 180m² and 1x 220m². At the front of the property is a near new tennis court. Key Features:

- Five bedrooms & three bathrooms in the main house, ensuring ample space for the entire family.
- Additional two bedrooms & two bathrooms in the granny flat, perfect for guests or extended family members.
- Tennis court for active outdoor recreation & entertainment.
- Inviting in-ground pool, providing the ultimate oasis for relaxation and enjoyment.
- Solar panels & solar hot water system, offering sustainable living and energy efficiency.
- Water tank for eco-friendly water conservation.
- Huge outdoor undercover entertaining area overlooking the sparkling pool, ideal for hosting gatherings & creating lasting memories.
- Spacious kitchen with ample cupboard & bench space.
- Open-plan lounge, dining, & kitchen area, fostering a seamless flow of living spaces for comfortable living.
- Second kitchen & lounge room, providing versatility & convenience for modern living.
- Two Large sheds, offering storage space or potential for a workshop.

Located in the prestigious enclave of Humpty Doo, this property offers the perfect balance of seclusion and convenience. Embrace the rural lifestyle while still enjoying easy access to essential amenities, schools, and recreational facilities. Other information: AUCTION: 2pm Saturday 2nd March 2024 ON-SITE Size on title: 2 hectares Council Rates: \$1,436.23 Approx. P/A Year Built: 2017 Sellers Conveyancer: Conveyancing Solutions Deposit: \$75,000 Term: 60 Days