

**40 Metcalfe Road, Humpty Doo, NT, 0836**



**House For Sale**

Friday, 9 August 2024

40 Metcalfe Road, Humpty Doo, NT, 0836

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Tranquil Rural Escape in Humpty Doo

Welcome to 40 Metcalfe Road, Humpty Doo. This serene retreat, nestled on a vast 2.04 hectares of picturesque land, offers a perfect rural lifestyle opportunity. Located in a quiet street, it is surrounded by diverse wildlife, including birds and wallabies, while still being conveniently close to schools, shops and all essential amenities.

The property features a large saltwater swimming pool, ideal for the warmer months, and an outdoor undercover verandah extending from the living and dining area, perfect for relaxing or entertaining. Additionally, there is a double carport, providing excellent undercover storage for vehicles. The property is equipped with three-phase power and a 9kW solar power system, ensuring energy efficiency and reduced electricity costs.

Step inside to discover an open-plan layout that seamlessly connects each room. The modern kitchen boasts stone benchtops, an electric cooktop and ample cabinetry for storage. Split system air conditioning and ceiling fans throughout ensure year-round comfort. The home includes four bedrooms, all with built-in robes and two bathrooms. The master bedroom features a walk-in robe and an ensuite.

Experience the best of both worlds with this modern rural oasis, conveniently located near essential amenities. Palmerston City is just a twenty-minute drive away, offering easy access to urban conveniences and entertainment options. Local schools are within a short 15-minute drive, ensuring educational needs are easily met. For your shopping needs, Woolworths at Humpty Doo Plaza is a mere 10 minutes away, providing convenient grocery shopping options. Additionally, further retail choices abound at Coolalinga Shopping Centre, or take a short 25-minute drive to Palmerston for even more diverse shopping experiences.

Year Built: 2010 by Beare Homes  
Council Rates: \$1436 per annum  
Area Under Title: 2.04 Hectares  
Rental Estimate: \$950 to \$1000 per week  
Vendor's Conveyancer: Tschirpig Conveyancing  
Preferred Settlement Period: 30 Days  
Preferred Deposit: 10%  
Easements as per title: None  
Zoning: Rural Living  
Status: Owner Occupied

- Situated on a spacious 2.04 hectares
- Great open plan layout
- Modern Kitchen with electric cooktop
- Split system air conditioning and ceiling fans
- Large saltwater swimming pool
- Master bedroom with ensuite and walk in robe
- Palmerston City is within a 20 minute drive
- Within driving distance to schools and shopping

Call to inspect with The JH Team today!