

52 McGill Road, Girraween, NT 0836

CENTRAL

House For Sale

Sunday, 23 June 2024

52 McGill Road, Girraween, NT 0836

Bedrooms: 7

Bathrooms: 4

Parkings: 8

Area: 5 m2

Type: House



Daniel Harris
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Price Guide \$1,300,000

Text 52MCG to 0472 880 252 for more property information Discover the epitome of well-appointed country living at this breathtaking estate boasting three dwellings in total ideally nestled in a prime location just moments away from all modern conveniences. This beautiful property offers a harmonious blend of serenity and accessibility, where you can immerse yourself in nature while being close to essential amenities. Be captivated by the stunning natural surroundings and unrivalled tranquillity that this estate offers, providing a peaceful sanctuary from the hustle and bustle of everyday life. Embrace the beauty of established native tree's, lush landscaped garden, expansive green lawns, open paddocks, and panoramic views over your acreage that create a picturesque backdrop for your own private retreat. Whether you seek a private sanctuary to unwind or a fabulous setting to entertain guests, this country estate presents a rare opportunity to experience a lifestyle of unadulterated freedom in a coveted location.

Summary of the offering....

MAIN RESIDENCE:

- Modern 4 Bedroom 2 Bathroom turn key home
- Granite bench tops
- Miele appliances
- Solar hot water
- Double carport
- Large Verandas on all sides shade and cool the home
- Beautiful views over the acreage from kitchen, living area and bedrooms
- Stunning 38,000 litre freeform resort style pool

GRANNY FLAT:

- Totally independent to main dwelling
- Modern 1 Bedroom, 1 Living Room, 1 Bathroom with kitchenette and carport
- Electric hot water

THIRD DWELLING:

- Freestanding Donga situated On 1 acre fenced block at front of the property
- 2 Bedroom, 1 Bathroom demountable with kitchenette
- Electric hot water
- Large screened in verandah
- Double Carport
- Raised shipping container for storage
- Automated Irrigation system
- Adjoining paddock with shade shelter
- Separate power metre
- Provides owners with choices both now and into the future

THE BLOCK/INFRASTRUCTURE:

- 13.7 Acres fully fenced with multiple paddocks (this is not a wet block as one may expect)
- Situated at end of the cul de sac with zero through traffic
- Stunning tropical landscaped gardens surrounding main house and granny flat
- 13mx 6m garage/shed
- 16m x 8m stable with 3 horse bays and one parking bay
- Two rooms with power, lights, fans, water
- Automated Irrigation system
- Lengthy Bitumen Driveway
- Solar Electric Gate
- Ozziclean waste water treatment system
- 5.6kva Solar Electricity System to reduce the power bills
- Town water
- Front stock paddock 2 acres of improved pasture Pangola
- Rear stock Paddock 8 acres of improved pasture Humidicola with shade shelter and plumbed in water trough
- Dry paddocks year round
- Property backs onto bushland that runs all the way to gunn point road and beyond
- Wet season creek approximately 400 metres from back gate

This property and its infrastructure is all relatively modern and in immaculate condition

THE LOCATION:

- Sought after location offering total tranquillity without excessive travel times to amenities
- Five minutes to Howard Springs IGA, bakery and Tavern
- Five minutes to Coolalinga Shopping precinct anchored by Coles and Woolies
- Six minutes to Freds Pass markets
- 25 minutes to Darwin City and associated attractions
- Schools at Humpty Doo, Bees Creek, Girraween and Howard Springs
- Easy access to a plethora of walking tracks, horse & bike tracks out the back of Girraween/Howard Springs

If you've been waiting for a move in ready country estate style property without sacrificing on location then here it is...

Council Rates: \$1,437 per annum (approx.)
House and Granny Flat Date Built: 2009
Area Under Title: 5 hectares 5600 square metres (13.7 acres)
Zoning Information: RL (Rural Living)
Status: Vacant possession
Water: Town Water
Easements as per title: None found