

59 Patterson Road, Humpty Doo, NT, 0836



House For Sale

Saturday, 12 October 2024

59 Patterson Road, Humpty Doo, NT, 0836

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Type: House

Under Contract in 2 Days!

MASSIVE RESPONSE IN THE MARKET WITH 20 LEFT OVER BUYERS IN THE MARKET READY TO MAKE OFFERS FOR HUMPTY DOO PROPERTIES. PLEASE FEEL FREE TO REACH OUT FOR A FREE APPRAISAL!

Please copy and paste the link for reports & more information: <https://rb.gy/vomdc0>

Featuring a modern abode, gorgeous gardens and a huge shed, this five-acre property delivers immaculate rural living ready to move in and enjoy. Using native shrub as a frame within its larger block, it creates a sense of peace and privacy, while remaining convenient to central Humpty Doo.

Set under sweeping skies and feeling worlds away from the city's bustle, this charming rural property is a fabulous find for buyers looking to escape to the country, while enjoying the convenience of keeping the essentials close.

Entirely turn-key, the property has been designed to keep upkeep to a minimum, while still enjoying plenty of space on five tranquil acres.

Starting with the home, this enjoys a semi-elevated design, allowing it to catch lovely through-breezes that naturally cool the interior. Inside, everything is smart, modern and effortless, revealing a practical layout perfect for family starters, downsizers and couples seeking space.

Accentuated by easy neutrals and tiled floors, everything centres around light-filled open-plan living, offering seamless interaction with the attractive kitchen, boasting plentiful storage, modern stainless-steel appliances and a five-burner gas stove.

The three robed bedrooms are all generous in size and are convenient to the stylish bathroom with walk-in shower and separate WC. Meanwhile, the recently enclosed laundry sits at the side of the home.

When it comes time to kick back and relax, the expansive verandah provides the perfect spot to do just that, cooled by ceiling fans and enjoying sweeping views over rolling lawns, framed by established landscaping and a great firepit.

Fully reticulated, these gardens are also fully fenced to allow kids and pets to play, with the outer section of the property featuring natural shrub bordered by pig mesh at the back and sides. Bore water and three-phase add convenience, plus there is an excellent firebreak cut in around the perimeter.

Then of course, there is the shed! Fully insulated and featuring wall-mounted fans throughout, the massive shed is large enough to house all the tools and toys, complete with dual high-clearance roller doors and bitumen driveway access with turning circle out front.

In terms of its surrounds, it's only five minutes' drive to Humpty Doo's shops, dining and services, 15 minutes to Coolalinga Central, and just over 20 minutes to Palmerston CBD.

As one of those rare rural blocks where everything has already been done and ongoing maintenance is kept to a minimum this is sure to attract plenty of attention. Make sure you don't miss out by arranging your inspection today.

Property Highlights:

- ☑ Perfectly peaceful five acres with nothing but leafy bushland at the back door
- ☑ Modern semi-elevated home reveals practical, low maintenance layout
- ☑ Lovely open-plan overlooked by smartly presented kitchen with gas cooking
- ☑ Three generous robed bedrooms serviced by contemporary bathroom
- ☑ Tiles and split-system throughout, with louvres through front of home

- ☒ Expansive verandah with ceiling fans offers beautiful spot to relax and entertain
- ☒ Recently added enclosed external laundry conveniently placed at side of home
- ☒ Huge, powered 12x9m shed accommodates multiple vehicles plus workshop space
- ☒ Additional features inc. bore water, three-phase power to home and shed, solar
- ☒ Immaculate gardens fully fenced within larger block, accessed by bitumen driveway

Key Neighbourhood Features:

- ☒ Humpty Doo Hotel (4.2km)
- ☒ Humpty Doo Pre-School (4.5km)
- ☒ Humpty Doo Shopping Centre (4.8km)
- ☒ Taminmin College (5.1km)
- ☒ Humpty Doo Golf Club (8.2km)
- ☒ Bees Creek Primary School (12.7km)
- ☒ Coolalinga Tavern (14.3km)
- ☒ Coolalinga Central (14.5km)

Additional Information as follows:

- ☒ Council Rates: Approx \$1,496 per annum
- ☒ Year Built: 2010
- ☒ Planning Scheme Zone: RL (Rural Living)
- ☒ Area under Title: 2 Hectares
- ☒ Status: Vacant Possession
- ☒ Rental Estimate: \$670-\$720 per week
- ☒ Settlement Period: 30 days
- ☒ Easements as Per Title: Nil