

**98 Compigne Road, Girraween, NT 0836**



**Lifestyle For Sale**

Monday, 1 July 2024

98 Compigne Road, Girraween, NT 0836

Area: 7 m2

Type: Lifestyle



Judy Truong

## Expressions of Interest from \$600,000

Welcome to 98 Compigne Road, Girraween, a remarkable opportunity to secure a substantial parcel of land in an established rural neighborhood. If you've been dreaming of creating your own unique rural lifestyle, this property offers the perfect canvas to bring your vision to life. Located in the highly sought-after Girraween area, this property is prized for its proximity to schools, shopping options, and its convenient commuting distance to both Darwin and Palmerston. This expansive property spans 7.14 hectares, or approximately 17.5 acres, providing ample space for your rural living aspirations. The land is easily accessible with a bitumen road leading directly to the town, ensuring smooth and convenient travel. The property comes equipped with essential utilities already in place, including three-phase power and an existing bore, with a detailed bore report available for your reference. These improvements represent significant savings in both time and money, allowing you to focus on building your dream home and any additional structures you may desire. A section of the land has been filled and raised, creating a potential house pad that is ready for construction. This feature further simplifies the building process, giving you a head start on developing your new residence. The property is zoned RL (Rural Living), making it ideal for those seeking a tranquil and spacious environment away from the hustle and bustle of urban life. Located on a quiet road, you'll enjoy minimal passing traffic, ensuring peace and privacy. The scarcity of vacant rural land, coupled with rising property prices, makes this an opportune moment to invest in a piece of Girraween. The combination of ready-to-use utilities, ample space, and a prime location makes 98 Compigne Road an exceptional investment for those looking to embrace a rural lifestyle. Don't miss out on this rare chance to secure a large, well-positioned piece of land that offers both convenience and potential. Take the first step towards realizing your rural living dreams by exploring 98 Compigne Road today. With the groundwork already laid, you're well on your way to building the perfect home in a serene and desirable rural setting.