

**Sect 6239 Elizabeth Valley Rd, Noonamah, NT 0837**



**House For Sale**

Saturday, 13 January 2024

Sect 6239 Elizabeth Valley Rd, Noonamah, NT 0837

**Bedrooms: 3**

**Bathrooms: 1**

**Area: 2 m2**

**Type: House**



Nuriye Piening  
0429826650

## Offers Over \$685,000

Discover the charm and tranquillity of rural living with this exquisite property in Noonamah. With its modern features, quality finishes, and expansive outdoor spaces, this idyllic retreat offers the perfect blend of contemporary living and laid-back lifestyle for families and those looking to escape the hustle and bustle of suburbia. Step inside this beautifully appointed newly renovated three-bedroom residence and you'll immediately appreciate the attention to detail that's gone into creating a stylish and comfortable abode. Polished concrete floors provide a sleek, low-maintenance foundation, while air-conditioning and fans throughout ensure a cool, refreshing atmosphere even on the hottest of days. The spacious, modern kitchen and bathroom boast quality fixtures and fittings, complementing the overall sense of luxury and sophistication. Entertaining is a breeze, thanks to the large fenced outdoor area - perfect for alfresco dining, watching a game of footy on the tv, letting the little ones play close by or simply relaxing with family and friends amidst the serene surroundings. Nature lovers will be in their element, with large grassed areas and lightly wooded zones providing a picturesque backdrop and endless opportunities for exploration. An automatic 11 station irrigation system is already in place covering around the house with 1 station spare. Bore running at 2.5 litres per second ensure a reliable and convenient water supply. The property is fully fenced with the large house yard fenced with heavy duty 6ft chain mesh fencing along with an electric gate, this fantastic property also features a large fenced rear section with ample storage space where you can store machinery behind double locked gates. The property includes 2 x 40ft containers which are on footings, one of the containers is equipped with a 15amp power outlet and water supply. With nothing left to do but move in and enjoy, this is the quality residence you've been searching for - don't miss out on the opportunity to make it yours. All renovations are from 2021 onwards. With only 4kms direct access to the Stuart Highway this property makes an ideal location. Local amenities within a short 8min drive to Humpty Doo Shopping Village you'll find Woolworths, Dr's surgery, Pharmacy, Humpty Doo Primary School and Taminmin College just to name a few. Public and School buses pass the property making it ideal for those who want to catch the bus to school. This sale is subject to titles being issued as part of a 22 acres sud-division into 3 lots. Features:- 3 bedrooms, B1 King size room, B2 & B3 Queen size room- 1 bathroom- Kitchen in 2021 offering stone bench tops in the kitchen and an island bench with bar stools- Built in robes to all 3 bedrooms- Polished concrete floors- Generator change over switch- Large fenced outdoor living area ideal for young children or keeping the dogs away when entertaining- 2.5lps bore- Auto retic around the house with 12 stations, 11 of them are in use including the tank- Reclaimed bitumen driveway- 2 x 40ft containers for storage which are stumped, one with power for a caravan and water supply - 6ft heavy duty chain mesh fencing with electric gate- Stumps in place if someone wants to place a demountable (8m x 4m) with power, water and waste pipe at the location- NBN