



## 80 McIntyre Road, HOWARD SPRINGS, NT 0835

### EXTENSIVE SHEDS IDEAL FOR HOME BASED CONTRACTING

This five-acre property has two driveway entrances, both with large electric sliding gates. Road train access into one gate entrance, on a quiet cul-de-sac.

Alongside two dwellings and a pool, it also features extensive sheds, workshops and garages, making it a fantastic find for buyers in the automotive or construction industry.

- 17.8m x 12.24m enclosed shed x 4.2m eave height
- Fully insulated
- 3 phase power for welders etc.
- 15-amp power points
- Ceiling fans hi flow
- Hard plumbed air lines from large air compressor
- 110,000 litre rainwater tank on concrete hard stand

**TYPE:** For Sale

**INTERNET ID:** 300P184076

#### SALE DETAILS

**PRICE GUIDE**  
**\$1,550,000**

#### CONTACT DETAILS

**Darwin**  
70 Smith Street  
DARWIN, NT  
08 8946 0500

**Judy Blore**  
0408 898 551

- 17.56m x 17.56m gable shed with 1 x side wall x 4.9m eave height
  - Fully insulated
  - 2 x post car hoist
  - Large 3 phase air compressor and hard line plumbed into two sheds
  - 3 phase power for welders etc
  - 15-amp power points
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- 12m x 40.5m enclosed gable shed with approx. 5m eaves.
  - Partition wall
  - 2 x 9m wide sliding doors
  - 1 x large industrial door with electric motor
  - Mezzanine floor
  - Office, air-conditioned
  - Cel-fi booster and aerial on the roof
  - Kitchenet
  - Bathroom
  - Electric hot water system
  - Fully insulated
  - Ceiling fans hi flow
  - 25,000 litre rainwater tank
  - 3 phase power points for welders etc
  - 15-amp power points
  - Extraction fan in wall
  - Solar roof ventilator
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- Concrete hard stands in between the sheds, reinforced and thicker for larger vehicle traffic

Looking for a space to move your business? With all it has to offer in terms of living and workspace, this property is hugely versatile and perfectly positioned less than five minutes from Coolalinga's main shopping hub.

Bordered by bushland on one side, the property is situated towards the end of a cul-de-sac, offering abundant peace and privacy in a highly sought-after Howard Springs location.

In terms of its dwellings, there is one older-style property and one new. Again, massively versatile, these provide separate residences for buyers to live in, rent out, or provide accommodation for workers. With flexi alfresco spaces, the dwellings also offer access to an inground pool and spa.

Of course, the major standout here is the extensive sheds, workshop space and garaging facilities, which are spread over four separate buildings.

Coolalinga Central is only 3.5km away, offering access to all the essentials, and it's less than 15 minutes to Palmerston CBD. This one is a biggie with heaps to offer, so give us a call today to arrange your inspection.

Other features: Close to Schools, Close to Shops, Pool, Roller Door Access

- Land Area 2 hectares
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 10





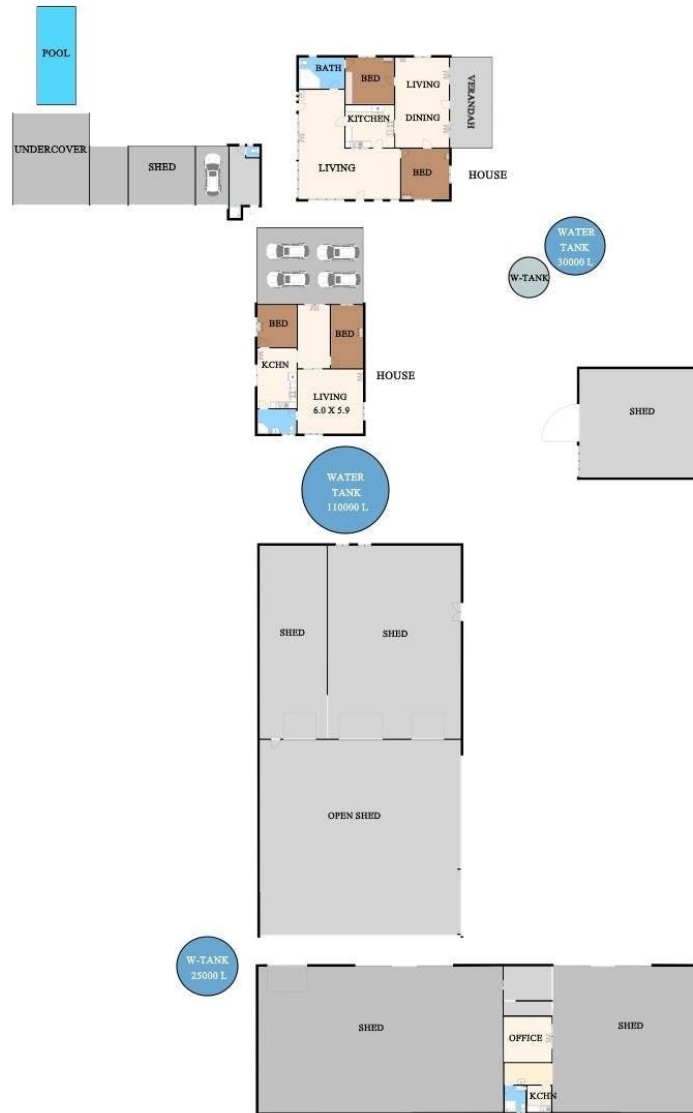












## 80 McINTYRE ROAD, HOWARD SPRINGS

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