

## 72 Lennox Road, DARWIN RIVER, NT 0841

### PERFECT RURAL RETREAT WITH ROOM FOR THE WHOLE FAMILY

Set on a pristine 8.18-hectare fully fenced block, this serene and private property offers the ideal escape for nature lovers and families seeking space, tranquility, and modern comforts. Located just 40 minutes from Palmerston, with all-weather tar-sealed road access, this natural, tree-lined sanctuary has no neighbours in sight.

This property is currently tenanted at \$750 per week, providing rental income. The current tenants are happy to stay on for those looking for an investment opportunity. If you're planning to move in, a 60-day notice to vacate will be required from the date the contract is unconditional.

**MAIN RESIDENCE**-The semi-elevated home is modern, spacious, and thoughtfully designed, featuring:

- 4 large bedrooms, each with split-system air conditioning, mirrored built-in robes with drawers.
- Stylish resin flooring throughout for a sleek and contemporary finish.
- A generous open-plan living, dining, and kitchen area perfect for relaxing with family and friend.

The particulars contained herein are supplied for information only and shall not be taken as a representation in any respect on the part of the vendor or its agent. Interested parties should contact the nominated person or office for full and current details.

**TYPE:** For Sale

**INTERNET ID:** 300P184903

#### SALE DETAILS

**\$925,000**

#### CONTACT DETAILS

**Darwin**

70 Smith Street  
DARWIN, NT  
08 8946 0500

**Rayna Kirikino**

0400 456 484

- Spacious modern kitchen with ample cupboards, bench space, gas cooktop, electric oven, and pantry.
- A convenient office nook at the entrance.
- Well-appointed bathroom with large vanity, shower, and toilet.
- Outdoor private patio relaxation area with decked walkway leading to a small swimming pool, ideal for cooling off under the sun or stars.

GRANNY FLAT & ENTERTAININ AREA-Separated by a breezeway, perfect for family gatherings, the self-contained granny flat offers:

- 1 large bedroom
- Separate bathroom
- Common laundry area
- Independent access â## perfect for extended family, guests, or rental potential.

#### SHEDS & INFRASTRUCTURE:

- Massive powered 3-bay garage/workshop with 4 manual roller doors, offering ample space for tools, toys, or business equipment
- 2 fully fenced paddocks/sections, ideal for pets or hobby farming
- Bore water (pumping approx. 3L/sec), solar hot water, and two large water tanks provide sustainable living options

LOCATION & LIFESTYLE-Enjoy the best of rural living while still being close to amenities. Just minutes from:

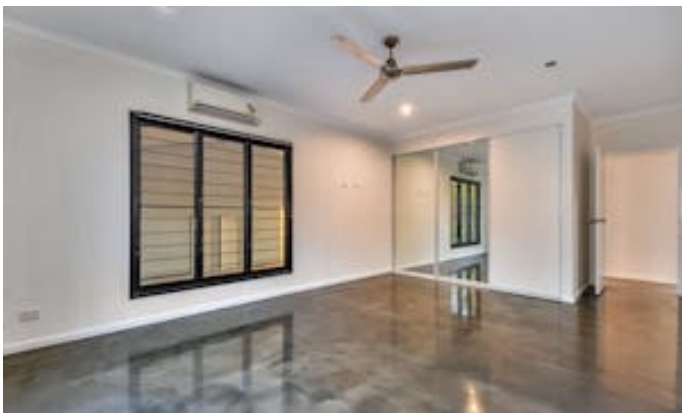
- Berry Springs Township
- Berry Springs Nature Reserve
- Territory Wildlife Park
- Local shops, school, and more.

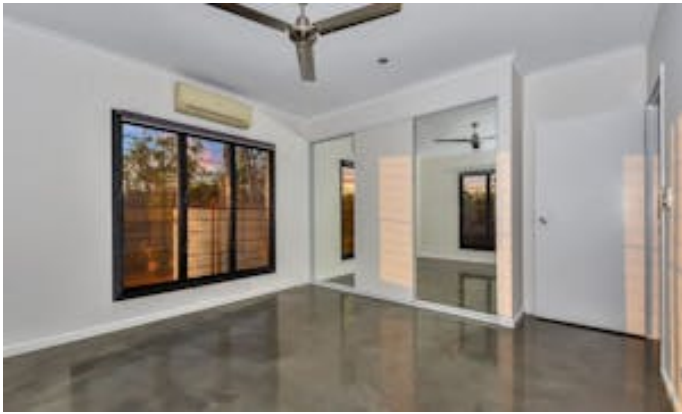
This is a rare opportunity to secure a rural lifestyle with all the space, comfort, and infrastructure you need â## whether you're upsizing, bringing extended family, or seeking a peaceful place to call home.

Other features: Roller Door Access, Spa

- Land Area 8.18 hectares
- Bedrooms: 5
- Bathrooms: 2
- 3 car garage
- 3 car carport





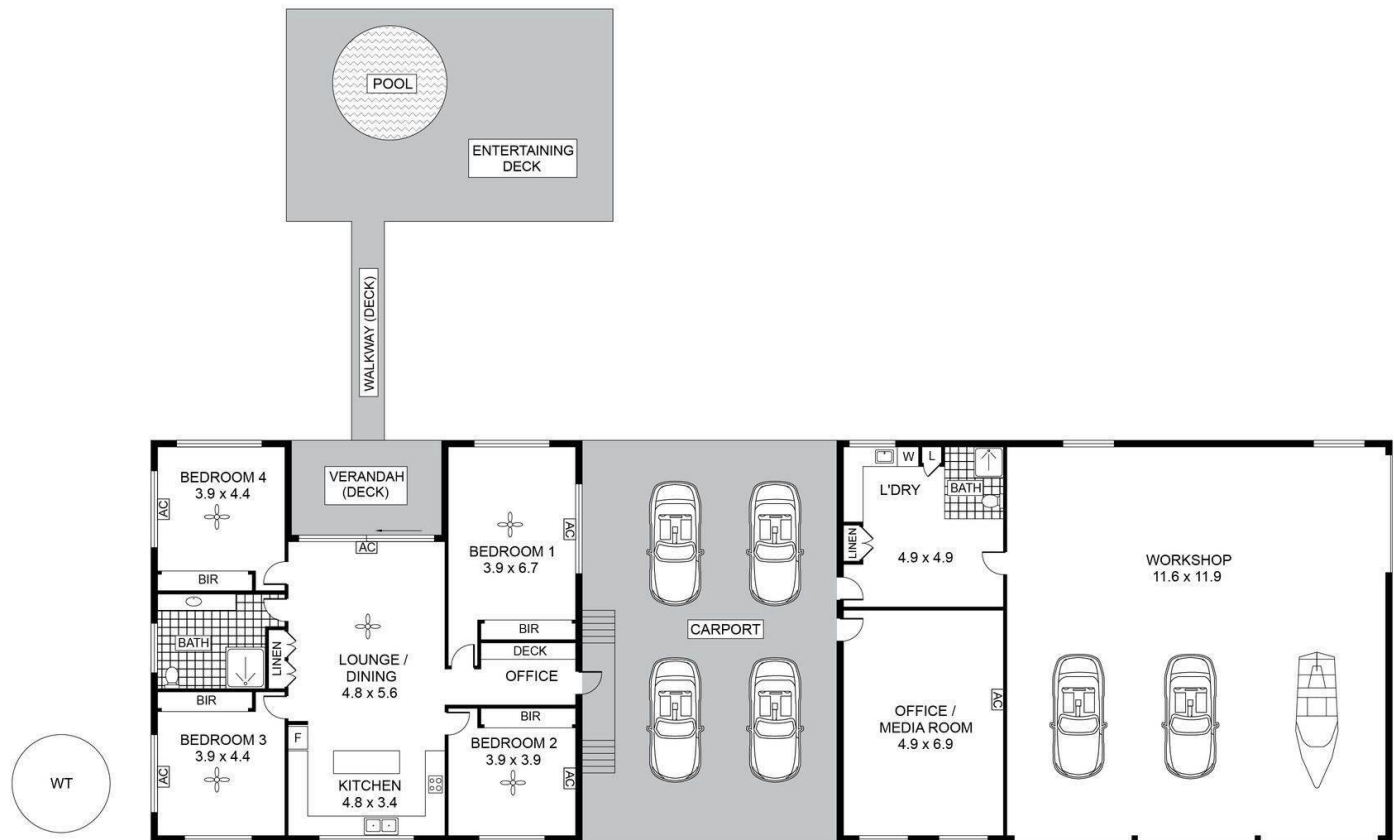












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Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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