



## 20 McIntyre Road, HOWARD SPRINGS, NT 0835

### A RARE RURAL LIFESTYLE & FUTURE GROWTH

Packed with potential, this outstanding dual-residence property is positioned in the ever-popular suburb of Howard Springs, offering easy access to local schools, shops and everyday conveniences just minutes away. Only moments from the Coolalinga hub, this is a prime rural address with strong future upside.

Set on a generous parcel with two vacant paddocks, the property presents exciting subdivision potential (STCA - subject to council approval) while already benefiting from two established dwellings on site. The property is set on a fully fenced five-acre allotment, with each dwelling individually fenced for added privacy and separation. Access is via McIntyre Road, providing the homes and vacant paddocks with their own private entry points and excellent accessibility while maintaining a peaceful rural space.

The main 3-bedroom dwelling is currently tenanted at \$750 per week until March 2027. The 2-bedroom granny flat is currently tenanted at \$550 per week and is happy to stay on.

The main residence is elevated and features three upstairs bedrooms, all enjoying views across the paddocks. A supersized living area provides plenty of room for the whole family, while the kitchen boasts a striking wall of windows overlooking the

**TYPE:** For Sale

**INTERNET ID:** 300P191824

#### SALE DETAILS

**\$1,450,000**

#### CONTACT DETAILS

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property below, filling the space with natural light.

Under the home is a large outdoor entertaining area, along with a enclosed laundry and second bathroom for added practicality. At the rear sits a substantial workshop shed with a large concrete pad - perfect for securely storing boats, caravans, or additional vehicles.

The second dwelling is a ground-level, two-bedroom home complete with a spacious in-ground swimming pool with shade sail, side carport parking for two vehicles and a rainwater tank. Inside, there is a central living and dining area with kitchenette, plus a bathroom featuring a freestanding bathtub with peaceful views over the rear paddock.

At the back of the block, a second workshop shed provides open-faced parking ideal for a tractor, tools, or extra storage.

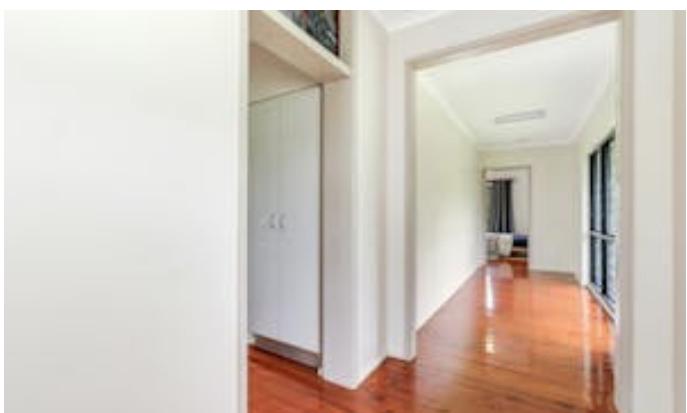
There is a good bore that pumps 3Lps which services both properties plus water tanks.

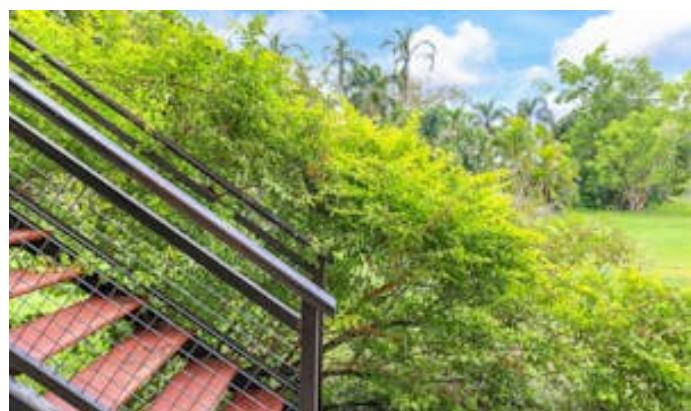
Spacious, versatile, and packed with potential, this rare dual-living property offers privacy, flexibility, and exciting future development prospects in one of the region's most tightly held rural communities.

Whether you're accommodating extended family, investing for dual income, or land banking for future subdivision, this is a prime piece of real estate in ever-popular Howard Springs - where lifestyle and opportunity meet.

Other features: Close to Schools, Close to Shops, Close to Transport, Toilet Facilities

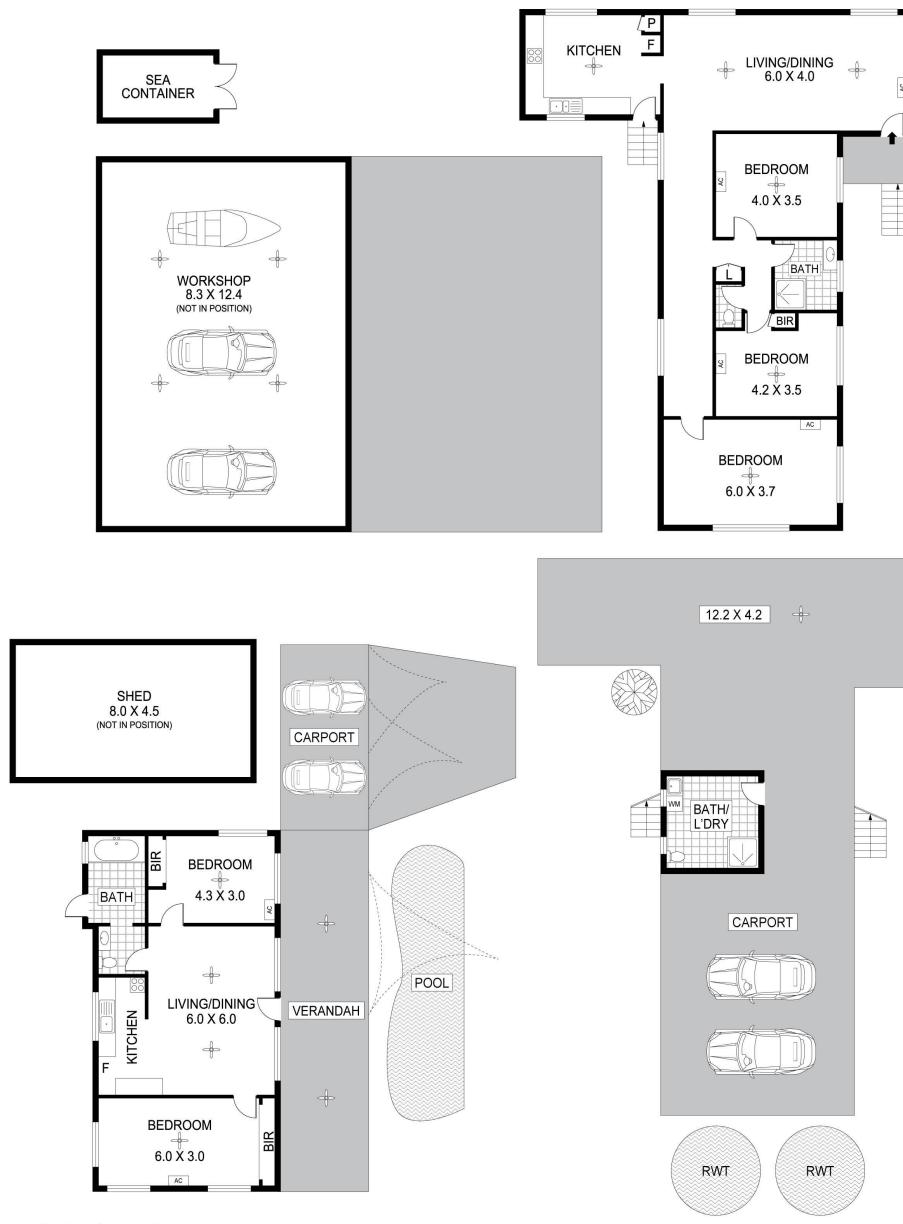
- Land Area 2 hectares
- Building Area: 150.00 square metres
- Bedrooms: 5
- Bathrooms: 3
- Car Parks: 6
- Floorboards











Scale in metres. 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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