



## 135 Cummings Road, KATHERINE, NT 0850

Absolute Privacy - Rural Setting to Unwind - Impressive Ambience

Set on just over 20 acres, this rural living property has hit the market and is ready to move into.

Located at the end of a no-through-road with all bitumen access - there is next to no traffic. Travel time to Katherine is approximately 15minutes.

There are 3 living areas at the property which suits larger families or those with frequent visitors. The main residence has been located on site and upgraded internally to feature 3 bedrooms, open lounge area and toilet.

Another bedroom is located in the central living and lounge area, also incorporating the family kitchen and dining. Split system air conditioning. The main bathroom and spare room are adjacent and open to a shaded outdoor entertaining area also featuring a spa and BBQ area.

Adjacent to the main home is an extended carport to one side and garden shed and shade house to the other. This area is surrounded by established shady trees, shrubs and tropical plants.

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:** Sold

**INTERNET ID:** 35P1055

**SALE DETAILS**

**\$490,000**

**CONTACT DETAILS**

**Elders Real Estate  
Katherine**

2/17 First St  
Katherine, NT  
08 8972 3692

**Alison Ross**  
0417 847 950

Watering to the gardens is supplied by the equipped bore through an irrigation system. An 80,000L rainwater tank supplies the kitchen with rainwater also, along with one toilet and handbasin. The bore yielded 5l/sec at the time of drilling and is equipped with an electric submersible pump (estimated 30m setting). There is 5ML/pa water extraction available for the use of stock and domestic use from this bore.

SHED - Open plan steel constructed shed with high clearance for caravans and boats. A 20ft shipping container is included in sale and suits for lock up storage. 3-phase power is connected to the property, and septic tank systems connected to bathrooms and plumbing - upgraded.

The total area is 8.55ha and the boundary is well fenced. Some internal fencing has been built for past livestock use.

Zoned - Rural

Katherine Town Council - annual rates approximately \$1600pa including garbage

Other features: 3 Phase Power

- Land Area 8.55 hectares
- Bedrooms: 5
- Bathrooms: 2
- Double garage
- Single carport
- Air Conditioning





