



## Herbert, 277 Hutchison Road

Escape the urban sprawl and enjoy this rural splendour!

Located on over 2.2Ha of fully fenced natural bush land, this rural property has no rear neighbours and easy access to Bahman's waterhole. With plenty of original timber on site, privacy is abundant. The driveway is bitumen for all weather access and includes its own round about for easy vehicle movement around the property.

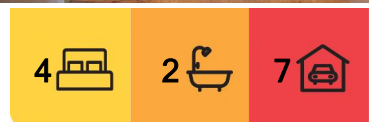
There is some old infrastructure that needs some TLC such as a chicken run and a number of kennels. Scattered around the property are a number of fruiting plants such as Banana's and Pineapples.

Features include:

- \* Approximately 45 Minutes by car from Darwin City
- \* Approximately 4km from the Humpty Doo Golf Course.
- \* Approximately 7km to Coolalinga Shopping Center
- \* Town power to the property



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/5D1WF2X](http://ljhooker.com.au/5D1WF2X)

**Contact**  
**Jennifer Wardell**  
0447 007 474  
[jwardell@ljhookerdarwin.com.au](mailto:jwardell@ljhookerdarwin.com.au)  
**Robert Higgins**  
0418 184 754  
[rhiggins@ljhookerdarwin.com.au](mailto:rhiggins@ljhookerdarwin.com.au)

**LJ Hooker Darwin**  
**(08) 8924 0900**

This property is really the best of both worlds. Quiet rural living with the convenience of a major shopping centre 15 minutes away at Coolalinga. This is worth an inspection.

Area under title: 22,500m<sup>2</sup> (approx)

Planning Zone: RL —Rural Living

Easements: None on title

Council Rates: \$1,495 p/a (approx)

Status: Ready to move in

## More About this Property

<b>Property ID</b>	5D1WF2X
<b>Property Type</b>	AcreageSemi-rural
<b>Land Area</b>	2.25 hectare

### Jennifer Wardell 0447 007 474

Sales Representative | [jwardell@ljhookerdarwin.com.au](mailto:jwardell@ljhookerdarwin.com.au)

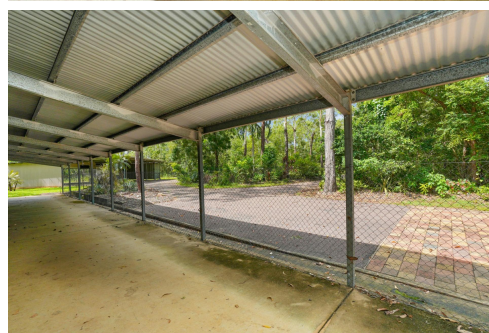
### Robert Higgins 0418 184 754

Project Planning and Marketing | [rhiggins@ljhookerdarwin.com.au](mailto:rhiggins@ljhookerdarwin.com.au)

### LJ Hooker Darwin (08) 8924 0900

Shop 1/25 Parap Road, PARAP NT 0820

[darwin.ljhooker.com.au](http://darwin.ljhooker.com.au) | [reception@ljhookerdarwin.com.au](mailto:reception@ljhookerdarwin.com.au)



**LJ Hooker Darwin**  
**(08) 8924 0900**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



## 277 HUTCHISON ROAD, HERBERT

### DISCLAIMER

PLANS SHOWN ARE FOR MARKETING PURPOSES ONLY, ALL DIMENSIONS ARE APPROXIMATE AND NOT TO SCALE. THEY ARE SUBJECT TO ERRORS AND INACCURACIES AND NO LIABILITY WILL BE ACCEPTED. INTERESTED PARTIES SHOULD MAKE THEIR OWN INQUIRES.