







7 Packsaddle, Marlow Lagoon

A Private Tropical Escape on 6,190m²

Auction Location: On-site

7 Packsaddle Road, Marlow Lagoon

Stretch out in the hammock, cool off beneath the pool's waterfall or spend the afternoon tinkering in the shed-this is Territory living with room to enjoy it all.

Set on 6,190m² amongst established gardens, this elevated home offers a combination of privacy, character and space. A sweeping insulated timber veranda, substantial workshop and separate self-contained retreat create a property suited to family life, entertaining and weekends spent doing what you love.

More than 20 years of work by a horticulturist with experience at the Darwin Botanic Gardens has shaped the grounds into something special. A magnificent raintree shades the front of the home, while Darwin Woollybutt, rare cycads and predominantly native plantings create a leafy backdrop alive with visiting wildlife. Basalt boulders sourced from Mount Bundy add character, and a dedicated shade house provides a space for plant enthusiasts.

4 3 8

FOR SALE
Offers Over $1.4m

VIEW
Sat 21st Nov @ 11:30AM - 12:15PM

AGENTS

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AGENCY

LJ Hooker Darwin
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Established self-mulching garden beds and bore-fed irrigation through large sprinkler systems help make maintaining the grounds practical. You won't be spending your time maintaining but only watching nature take its habitation with water bills non-existent.

The home's elevated design makes the most of its surroundings. An insulated wraparound timber veranda overlooks the gardens and saltwater pool, with space for outdoor dining, a hammock and relaxed afternoons beneath the canopy. Downlights carry the entertaining into the evening. You will notice as soon as you enter the property the cooling temperature of the wonderful treetops.

Below, the 100,000-litre saltwater pool offers a refreshing escape, complete with a waterfall, expandable shade umbrella and fully fenced surrounds softened by lush greenery. It's a setting made for weekend gatherings and cooling off through the wet season.

The built-in lower level constructed only 6 years ago provides additional usable space with polished concrete floors keeping it cool all year round. The kitchen features gas cooking, a butler's pantry and ample cupboard storage. Internal stairs connect the levels, complemented by two external staircases, while surround sound in the lounge adds to the appeal of nights at home with the family.

Three generously sized bedrooms include built-in robes, while an open study offers flexibility and the potential to create a fourth bedroom. Two bathrooms include a renovated ensuite with dual shower heads, move in ready is the motto here.

The shed is a major drawcard for anyone with tools, vehicles or projects. Offering 180m² plus a further 59m² shade structure, it includes a car lift and office space with potential for cool-room conversion. There's room to pursue your hobbies and accommodate the caravan or weekend toys. The shelving is yours, ample room for all the tools to make anything and everything.

Separate from the main home, the self-contained retreat includes air conditioning, a bathroom and its own veranda-providing welcome independence for teenagers or a comfortable space for visiting family and guests.

Features you'll love:
" 6,190m² block with established gardens and privacy from neighbours and the sunlight!
• Elevated three-bedroom, two-bathroom home plus open study
• Insulated wraparound timber veranda overlooking the gardens and pool
• Renovated kitchen with gas cooking and butler's pantry
• Built-in lower level with polished concrete floors
• Internal stairs and two external staircases
" 100,000-litre saltwater pool with waterfall and shade umbrella
" 180m² shed plus 59m² shade structure, car lift and office
• Separate self-contained retreat with bathroom, air conditioning and veranda
• Bore-fed garden irrigation and dedicated shade house
• Self mulching gardens, Mow n spray only allowing for low maintenance ease.
• 3 Phase to block, shed and bore
• Air compressor to shed

The important info:
Council Rates : $2,744.56 approx p.a
Year built : 2000
Area under title : 6190m2
Vendors conveyancer : Tschirpig Conveyancing

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Preferred deposit : 10%
Preferred Settlement period : 30 —45 Days
Easements on title : Drainage Easement to Palmerston Town Council
Status : Vacant possession
Pool Status : Compliant
Zoning : RR (Rural Residential)

Contact Chris Clarke & Riley Loy at LJ Hooker Darwin to arrange your inspection. Be quick as this will sell !

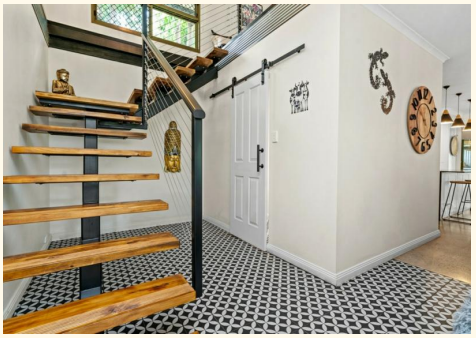
MORE DETAILS

Property ID	5ED8F2X
Property Type	House
Land Area	6190 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (1)
	Pool
	Fire Place
	Balcony
	Deck
	Outdoor Entertaining
	Workshop
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Liveability











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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 INQUIRIES.

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