



## FOR SALE

### UNIQUE TROPICAL STYLE PROPERTY WITH OVER 20 ACRES IN A NATURAL RURAL SETTING

Located in the tranquil rural surrounds of Berry Springs, 77 Cyrus Road offers an appealing acreage lifestyle set across approximately 20 acres of usable land. This property presents a rare opportunity to secure space, privacy, and flexibility in a highly sought after Northern Territory location.

This unique property provides 3 bedroom Bali Tropical Living Bungalows, with a large shed which includes a living, dining, kitchen, laundry and bathroom with wide verandahs. It offers the perfect blend of family living, space and flexibility. The residence has a tropical style vibe designed to capture the outdoor lifestyle. Surrounded by open rural landscapes and offering plenty of room for horses, hobby farming, sheds or simply enjoying the peace and privacy of country living, this is a rare opportunity to secure a spacious acreage retreat just minutes from the conveniences of Berry Springs.

#### Property Highlights:

- Rare 20 acres in Berry Springs Village. Close to the new child care centre, IGA Supermarket, Home Hardware Store, medical clinic, pharmacy, and Berry Springs Tavern. Bicycle-riding distance to Berry Springs Primary School, Territory Wildlife Park, and Berry Springs Nature Park
- Secluded and private battle-axe block. Pristine Top End bushland never cleared for stock. Minimal to no weeds.
- One 12m x 6m certified Class 10a steel building with 12m x 3m verandahs either side. Power, water (solar hot water), and wastewater services installed. Enough to provide for rudimentary kitchen, bathroom and laundry facilities.
- Large Smeg 6 burner stove with electric oven.
- Two 8m x 4m certified Class 10a Bali huts with power, lights, and ceiling fans.
- One 6m x 4m certified Class 10a Bali hut with power, lights, and ceiling fan.
- The three Bali huts are termite resistant hardwood and have already been in-situ for 15 years. Stumps regularly treated.
- Insulated 40ft shipping container with air-con and internet access
- Second steel floored 40ft shipping container for storage
- 10+ litres per second bore with new pump
- 5000 litre stainless steel water tank with pressure pump

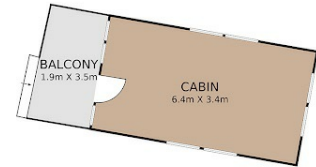
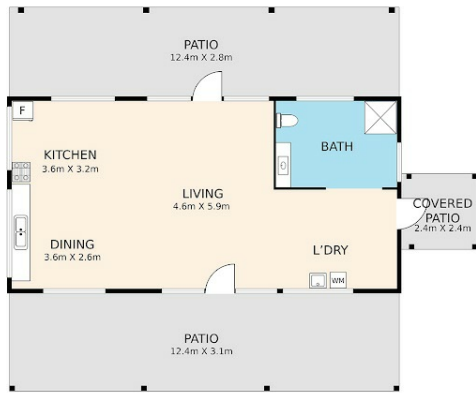
3 BED | 1 BATH | 4 CAR

PRICE:  
OVER \$700,000

OPEN FOR INSPECTION:  
N/A



**Nicole Wheeler**  
**0417508800**  
nicolewheeler@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



77 CYRUS ROAD, BERRY SPRINGS

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

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.