



# Acacia Realty



## 35 Warren Road Lambells Lagoon NT

This property has water and power (bore requires equipping and power connection) so all it needs now is you to build your dream home. The house site had been cleared in the past, however as time has gone by mother nature has taken back the land scape, so there is some slashing work required.

Details shown on title is 14 hectares 5900 square metres or approximately 35 acres and the unimproved capital value as assessed by the Australian Valuation Office shows as \$437,000 on 01/07/2012 and \$385,000 on 01/07/2009.

Representing immediate equity for any potential purchaser noting it also has some fencing in place, a 5lps capped bore and a 3 phase power pole on site.

The property has wet season creeks that flow into a small

**Price** : \$ 365,000  
**Land Size** : 35 Acres  
**View** : <https://www.acaciarealty.com.au/sale/nt/darwin-area/lambells-lagoon/residential/land/5719612>



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