

13 Clarence Street, Leanyer, NT 0812

SMART.

Sold House

Monday, 9 October 2023

13 Clarence Street, Leanyer, NT 0812

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 805 m2

Type: House



Stewie Martin

\$775,000

Under Contract in 12 days via Openn Negotiation Offering a peaceful position within Darwin's gorgeous northern suburbs, this impressive residence delivers a spacious floorplan laid out over two levels, complemented by effortless alfresco entertaining overlooking a stunning pool and spa. In addition to its abundant open-plan living space, the home appeals further with a flexi fourth bedroom, which could also function as a home office. Commanding exterior framed by tropical landscaping and beautiful blooms Sleek black tiles sweep through interior, accented by refined neutral palette Living space delivered within stepped open concept overlooked by spacious kitchen Design theme carried through monochrome kitchen, complete with modern appliances Generous sleep space on upper level; walk-in to master and built-ins to other two bedrooms Fourth bedroom on lower level could also work as a home office Elegant design through bathrooms on both levels Beautiful entertainer's verandah looks out over lovely pool and spa Private backyard reveals manicured lawns bordered by hedges and full fencing Double lockup garage with high-clearance roller doors at front and rear Situated on a quiet street surrounded by other quality residences, this four-bedroom home offers up a great location close to schools and parks, and just a short walk from Hibiscus Shopping Centre and its nearby medical centre and tavern. With its commanding exterior, the home impresses from the outset, cleverly setting the tone for what awaits you within. As you step inside, one of the first things to catch your eye are the glossy black tiles, which sweep throughout the home to dramatic effect. Offset by a refined neutral palette and further black accents, the sleek flooring works to create a monochromatic theme that continues through the home, highlighted within both elegant bathrooms and the stylish kitchen. Living space on the lower level extends through a stepped open concept, to flow seamlessly outdoors to a beautiful verandah. Sure to delight keen entertainers, this space offers a picturesque outlook over the grassy yard and fabulous pool and spa. Accessed via the verandah, the fourth bedroom creates a great flexi space, which could work just as well as additional living space or as a home office. Moving upstairs, three further bedrooms are all generous in their proportions, with a walk-in robe to the master and built-in robes and vanity to the other two. Up here, the bathroom features a corner bath and separate shower, while the lower-level bathroom features a walk-in shower. Completing the fully air-conditioned interior, there is handy under-stair storage and an internal laundry. As for parking, the double garage conveniently offers drive-through access to the yard via high-clearance roller doors, with additional parking provided on the driveway. On the weekend, it's a few minutes in the car to Leanyer Recreation Park and Casuarina Square, with the beach and facilities such as the university and hospital just a little further. Organise your inspection today to see for yourself just how much this property has to offer! Additional Information as follows: • Council Rates: Approx \$1900 per annum • Year Built: 1994 • Planning Scheme Zone: LR (Low Density Residential) • Area under Title: 800 sqm • Status: Vacant Possession • Rental Estimate: \$750 - \$850 per week • Settlement Period: 45 days • Easements as Per Title: Nil OPENN NEGOTIATION: is the new transparent method of sale allowing buyers to bid with approved terms and conditions. For more information on how Openn Negotiation works see: www.openn.com.au To bid on this property or observe, please download the 'Openn Negotiation' app, create an account and search the property address. Please note the Final Bidding Stage is subject to change and the property could sell at anytime.