

16 Vashon Street, Leanyer, NT 0812

CENTRAL

House For Sale

Tuesday, 6 February 2024

16 Vashon Street, Leanyer, NT 0812

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 800 m2

Type: House



Chris Clarke
0456222570

AUCTION!

To view webbook with more property information text 16VAS to 0488 810 057 Auction date/time: Tuesday, 27th February 2024 @ 5:30pm (Bidding registrations from 5:00pm) To be held on-site at the property. Phone bidders welcome. Offering the WOW factor from the very first impression; this lux home has a screen of hedged gardens shielding it from the street with striking pop of colour amongst the greenery on the gated PA entry point. Beyond the gate are stepping stones that lead towards the verandahs that wrap around the entire home offering sheltered entertaining areas to enjoy with the family or to celebrate life's milestones. Inside the home is light and bright with tiled flooring underfoot and plenty of windows to showcase the manicured gardens. Ducted AC in the living areas will cool the space down quickly and there is also linen storage – great for the board games! The kitchen offers an island bench along with plenty of built in storage areas and prep spaces to work from, overhead cupboards plus a free standing 900 gas cook top and oven all finished in white tones for that contemporary vibe. Down the hallway resides the 3 bedrooms each with carpeted flooring and A/C along with built in robes to each. The master bedroom is enhanced with an ensuite bathroom and a sliding door to the rear verandah with an outdoor seating space and pool views. The verandahs offer ample outdoor seating and entertaining spaces and enjoy views over the swimming pool which is screened with easy care tropical gardens and rockery areas plus there is another pop of colour on the outdoor shower, plenty of established trees for shade and even a garden shed tucked into the back corner as well. This home really does have everything you want and need, ticking all the boxes. Walk to nearby parklands with play areas for the kids, ride your bike with the kids to public and private school options or pop up to the Hibiscus shops. Spend your free time at the Leanyer Water Park or Skate Park or take a stroll along the Casuarina Coastline. Things to Love:

- Picture perfect family home in a quiet suburban streetscape setting
- Leafy entry to the home with gated vehicle access and a secure PA access as well
- Grassy front yard with established shrubby gardens
- Verandahs wrap around the home on all sides offering sheltered outdoor entertaining
- In ground swimming pool has tropical gardens, rockery paths and outdoor shower
- Garden shed for the tools and gardening supplies
- Open plan living and dining areas are light, bright and freshly painted
- Kitchen has island bench plus plenty of built in storage space
- Master bedroom suite with ensuite bathroom and sliding doors to the verandah
- Two additional bedrooms each complimented with a built in robe
- Main bathroom has a bath and shower combo with sep toilet
- External laundry room sheltered on the side verandah
- Gorgeous move in ready home

Around the Suburb:

- Walk to community parklands and play areas for the kids
- Ride your bike with the kids to public and private school options
- Pop up to the Hibiscus shops for meals, shopping and news agency
- Spend your free time at the Leanyer Water Park or Skate Park
- Take a stroll along the Casuarina Coastline.
- Watch a sunset over the Dripstone Cliffs

Auction: Tuesday, 27th February 2024 - 5:30pm on-site
Council Rates: Approx. \$1900 per annum
Area Under Title: 800 square metres
Year Built: 1986
Zoning: LR (Low Density Residential)
Pool Status: Pool Certified to Non-standard Safety Provision (MAS-NSSP)
Status: Vacant Possession
Vendors Conveyancer: Jarrett Lawrie Conveyancing
Building Report: Available on webbook
Pest Report: Available on webbook
Settlement period: 30 days
Easements as per title: Easement to Power and Water Authority