

# 2/11 Glyde Court, Leanyer, NT 0812

**SMART.**

## Unit For Sale

Friday, 10 November 2023

2/11 Glyde Court, Leanyer, NT 0812

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 100 m2**

**Type: Unit**



Stewie Martin

**\$375,000**

Please copy and paste link for all property reports:<https://bit.ly/47iQ62s>Nestled in the heart of Leanyer, this cosy 2-bedroom retreat offers a perfect blend of comfort and modern living. Step into the charming ambiance of this home, where every detail is designed for your relaxation and convenience. The spacious kitchen, adorned with ample cupboard space, invites culinary enthusiasts to explore their culinary skills. Enjoy the serenity of the large paved courtyard, surrounded by lush tropical garden beds, accessible through multiple sliding doors that bring the outdoors in. The property boasts practicality alongside its charm. A single roller door garage and dedicated car parking space out front provide secure parking for your vehicles. Inside, the bathroom features a full-size bath and a separate toilet, ensuring convenience during your daily routines. The bedrooms are generously sized and equipped with built-in wardrobes, offering ample storage space.

**Key Features**

- Charming 2-bedroom residence with modern amenities
- Large paved courtyard with surrounding tropical garden beds
- Single roller door garage and car parking space out front
- Spacious kitchen with plenty of cupboard space
- Internal laundry conveniently located off the garage
- Multiple sliding door access points to the tranquil courtyard
- Full-size bath in the bathroom and a separate toilet
- Generously sized bedrooms with built-in wardrobes

**NO BODY CORPORATE**

**Around the Suburbs:**

- Leanyer Primary School (0.8km)
- Leanyer Recreation Park (1.2km)
- Leanyer Shopping Centre (0.6km)
- Casuarina Square (4.5km)
- Leanyer Medical Centre (0.9km)

**Additional Information as follows:**

- Council Rates: Approx \$1,750 per annum
- Year Built: 1987
- Planning Scheme Zone: Multiple Dwelling Residential
- Area under Title: total land parcel both duplexes 872sqm
- Status: Vacant Possession
- Rental Estimate: \$500- \$550 per week
- Settlement Period: 45 days

**Easements as Per Title: Nil**