

2/3 Baroalba Street, Leanyer, NT 0812

CENTRAL

Sold Unit

Tuesday, 15 August 2023

2/3 Baroalba Street, Leanyer, NT 0812

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 172 m2

Type: Unit



Simon Watts
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\$240,000

Text 3BAR to 0488 810 057 to access webbook with more property information

Congratulations on making a savvy investment choice – this ripper 2-bedroom unit is perfect for the home makers and the investors alike with a great suburban setting, close proximity to all your everyday amenities. This tidy apartment is nestled into a small complex of 6 with a single carport parking bay and barely there, easy care gardens that offer the homemaker plenty of space to capitalize and add growth. Inside the home is a large living room with carpeted flooring underfoot and a trendy exposed brick feature wall with an archway that leads through to the sleeping quarters beyond. This living room has a large sliding window that lets in all the sunlight and could have garden views if you like. Flowing into the adjacent dining room and kitchen space where this home has had some updates with a fresh coat of paint to liven it all up. The kitchen has wrap around counters and breakfast bar seating along with a pantry and fridge nook. There is a door from the dining room through to the outdoor entertaining areas under the verandah and extended out into the gardens with a paved space to enjoy as well. Give this space a tidy up and add some colorful plants and twinkling fairy lights to really make this space POP. Both bedrooms have built in robes and A/C along with carpeted flooring underfoot. The bathroom is functional with a shower and a vanity that hosts some storage space. Walk across to Hibiscus Shopping Centre to do your shopping or Dolly's Bar for a weekend meal & drink with friends! Parklands are nearby with play areas for the kids, ride your bike with the kids to school (Leanyer Primary & Preschool & Good Shepherd Lutheran College). Spend your free time at the Leanyer Water Park or Skate Park. Council Rates: Approx. \$1700 per annum Body Corporate: Whittles Body Corporate Management Services Body Corporate levies: Approx. \$1083 per quarter Area Under Title: 172 sqm Building & Pest Reports: Available on webbook Status: Vacant Possession Rental Estimate: Approx \$500 - \$550 per week Vendors Conveyancer: Tschirpig Conveyancing Settlement period: 40 Days Deposit: 10% or variation on request Easements as per title: Sewerage Easement to Power and Water Authority 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 may be brought forward and the property could sell at anytime.