

2/33 Rosewood Crescent, Leanyer, NT 0812

TERRITORY
REAL ESTATE

Unit For Sale

Wednesday, 17 January 2024

2/33 Rosewood Crescent, Leanyer, NT 0812

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Unit



Stuart Rodda
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Offers Over \$350,000 Considered

Discover the perfect blend of comfort and convenience in this tidy two-bedroom apartment nestled within a peaceful complex of only 8 homes. Surrounded by lush tropical gardens, the property exudes a welcoming atmosphere, making it an excellent choice for both home makers and savvy investors.

Quiet and Exclusive: Tucked away in a small community with only 8 units, providing a serene and private living environment.

Inviting Entrance: A sheltered front porch adorned with tropical gardens creates a warm and inviting first impression.

Convenient Parking: Single carport parking bay with additional space for a second vehicle, ensuring easy parking options.

Outdoor Oasis: Gated entry to the courtyard reveals an in-ground spa surrounded by lush gardens, creating a secluded and relaxing outdoor space.

Functional Interior: Spacious living room with tiled flooring and A/C, seamlessly connected to the dining room, offering defined living spaces with an open feel.

Well-Equipped Kitchen: Kitchen features wrap-around counters, ample prep areas, overhead storage, wall oven, and courtyard views over the sink.

Comfortable Bedrooms: Two bedrooms with tiled flooring, built-in robes, and large sliding windows to capture refreshing sea breezes.

Modern Bathroom: Recently renovated bathroom with a glass-framed shower and a contemporary vanity.

Outdoor Storage: Garden shed tucked in the back corner for gardening supplies or bikes, along with a sheltered laundry room.

Family-Friendly Surroundings: Proximity to parklands, play areas, public and private schools, Hibiscus shops, Leanyer Water Park, Skate Park, and Casuarina Coastline.

Council Rates: Approx. \$1,750 per annum

Area Under Title: 282 sqm

Zoning: MR (Medium Density)

Status: Vacant

Body Corporate: Altitude Management NT

Body Corporate Levies: Admin fund: \$1,040.53 per quarter

Sinking fund: \$206.25 per quarter

Settlement period: 45 Days

Rental estimate: \$500 per week

Deposit: 10% or variation on request