

# 2/34 Leanyer Drive, Leanyer, NT 0812



## Unit For Sale

Saturday, 2 September 2023

2/34 Leanyer Drive, Leanyer, NT 0812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 332 m2**

**Type: Unit**



George Pikos

## Offers over \$400,000

Discover the charm of this inviting 3-bedroom duplex, perfectly situated in a prime location. Boasting spacious interiors and a versatile layout, this home offers the ideal blend of comfort and convenience. Step inside to find a welcoming living space flooded with natural light, creating a warm and inviting ambiance for relaxing or entertaining guests. The well-appointed kitchen is the heart of the home, featuring ample storage space and a great breakfast bar is perfect for all your culinary needs. With three generously sized bedrooms, including a master suite with 2-way ensuite bathroom, there's plenty of room for the whole family to spread out and unwind. Plus, the private backyard comes with your own pool & provides the perfect setting for outdoor gatherings or simply enjoying the serenity. Located in a sought-after neighborhood, this duplex offers easy access to shops, schools, parks, and public transportation, making it an ideal choice for families or anyone seeking the convenience of urban living. At a glance... \* 1 of only 2 large strata titled 3 bedroom single level units \* King size master bedroom with huge 2-way ensuite bathroom that also serves as the main bathroom \* All bedrooms have built in robes \* Split system air-conditioning throughout \* Great size kitchen that leads onto the dining and open plan living areas \* Perfect & Private easy care spa to cool off on hot days. \* Large private back yard with room for pets and kids \* Single carport plus 1 open space off street \* NBN connection, solar hot water Vital details \* Lot 4976 Town of Sanderson \* Council Rates: \$1,620 per year approx. \* Year Built: circa 1991 \* Area Under Title: 332sqm \* Building Insurance: \$1,600 per year approx. \* Rental: \$460pw \* Lease Expiry: 17 January 2025 \* Body Corporate: Self Managed - Nil Levies Note: Furniture indicative only. You'll have to wait till the property becomes vacant, but a quick lick of paint, new floor coverings and a weekend in the garden will bring this rare 3 bedroom duplex unit back to being the pride of the neighbourhood. Situated in an outstanding location with no body corp fees & mere meters from shopping, doctors surgery, schools and child care conveniences this property is set to please both the astute investor or conscientious home buyers. Don't miss out on the opportunity to make this wonderful duplex your new home sweet home! Contact George Pikos today - 04 3800 4800.