

# 2/8 Timor Court, Leanyer, NT 0812



## Sold Unit

Wednesday, 23 August 2023

2/8 Timor Court, Leanyer, NT 0812

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 170 m2**

**Type: Unit**



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**\$360,000**

Introducing a fantastic investment opportunity or ideal first home for you! This 2-bedroom, 1-bath unit is strategically located at the end of a quiet cul-de-sac, ensuring a peaceful living environment that's perfect for both investors and first-time homebuyers. Step inside to discover an open living area that accommodates both lounge and family dining spaces, complete with an appealing exposed beam ceiling that adds character. The modern bathroom boasts sleek fixtures, a bathtub, and floor-to-ceiling tiles, creating an inviting ambiance. Outdoors, a paved patio/courtyard area beckons, offering a comfortable space for outdoor living. The unit includes a convenient storage room for garden tools, catering to practical needs. The generously sized bedrooms feature sliding door built-in wardrobes, ensuring ample storage and organization. The kitchen is a standout with its abundant bench space, modern appliances, and a stylish wrap-around splashback tile. The added comfort of split system air conditioning throughout the unit ensures a pleasant living environment year-round.

Around the Suburbs: Leanyer Recreation Park: Approx. 1.5 km - Enjoy water slides, a wave pool, and picnic areas in this family-friendly park. Lake Leanyer: Approx. 1.2 km - Relax by this serene lake surrounded by parkland, perfect for picnics and leisurely walks. Casuarina Square: Approx. 5.3 km - Explore a major shopping complex with retail stores, dining options, and entertainment facilities.

About the property: Area under title: 170 Metres square  
Year Built: 1988  
Easements: Sewerage easement to Power and Water Authority  
Council rates: \$1,710.00 per annum approx.  
Self managed Body Corporate  
Self management fees approx \$573.28 per quarter