

# 2 Edgeview Court, Leanyer, NT 0812

**CENTRAL**

## House For Sale

Wednesday, 27 December 2023

2 Edgeview Court, Leanyer, NT 0812

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 804 m<sup>2</sup>

Type: House



Darren Hunt  
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## Price Guide \$600,000

Text 2EDG to 0472 880 252 for property reports and more information. It is not often a home comes onto the market that presents perfectly for home makers – this is that property. Impeccably presented for sale and pretty as a picture, this home is move in ready and located in one of Darwin's most sought after family friendly locations close to schools and the beachy lifestyle. Welcome home. At street level this home has the WOW factor with an impactable front garden filled with colourful plants and shrubberies that screen the home. There is dual parking under the shade of a sail and gated entry to the verandah that adds another layer of privacy to the home. Beyond the gated entry is a mud room with storage for the shoes and a lockable room for the bikes and kids toys. The verandah spans the length of the home leading you through to the in ground swimming pool at the rear with secure fencing and a shade sail as well. The gardens are gorgeous and filled with surprises, with an easy care design that anyone can maintain. Inside the home is a large light filled living room with tiled flooring and sun filled windows that frame the gardens. The kitchen has wrap around counters with banks of built in storage space and plenty of prep areas plus a pantry and overhead storage as well. There is a secondary dining room that could be a home office / kids room. There are three bedrooms all with robes and tiled flooring. The bathroom has a bath tub and shower with a walk through to the laundry room with a linen press and yard access – a great design for the busy family dynamics. Walk to nearby parklands with play areas for the kids, ride your bike with the kids to public and private school options or pop up to the Hibiscus shops. Spend your free time at the Leanyer Water Park or Skate Park or take a stroll along the Casuarina Coastline. • Immaculately presented home in a family friendly suburban setting • Dual carport parking under the shade of a sail • Gorgeous gardens in full colour around the home • Gated entry to the home gives additional privacy • Storage room and a mud room style set up with hidden shoe storage at the front door • Verandah spans the length of the home overlooking the gardens • Massive in ground swimming pool with shade sail and secure fencing • Garden shed tucked into the far back corner • Open plan living and dining areas with tiled flooring • Kitchen has wrap around counters with overhead storage space and pantry • All three bedrooms include tiled flooring and built in robes • Bathroom has a bath tub and shower with a walk through to the laundry • Laundry room has access to the back yard, linen press storage space • Secondary dining room or home office / study space

Around the Suburb: • Walk to community parklands and play areas for the kids • Ride your bike with the kids to public and private school options • Pop up to the Hibiscus shops for meals, shopping and news agency • Spend your free time at the Leanyer Water Park or Skate Park • Take a stroll along the Casuarina Coastline. • Watch a sunset over the Dripstone Cliffs Council Rates: \$1200 per annum (approx.) Date Built: 1982 Area Under Title: 804 square metres Zoning Information: LR (Low Density Residential) Status: Vacant Possession Swimming Pool: Compliant to Non-standard Safety Provision Easements as per title: Sewerage Easement to Power and Water Authority