

**20 Coronet Crescent, Anula, NT 0812**

**CENTRAL**

**House For Sale**

Wednesday, 21 February 2024

20 Coronet Crescent, Anula, NT 0812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 807 m2**

**Type: House**



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## UNDER CONTRACT

To view webbook with more property information text 20COR to 0488 810 057 Surrounded with lush tropical gardens and wide-open lawns for the kids and pets to explore – this home has been lovingly cared for by the current owners who are now ready to move on. This is the perfect move in ready home for the family seeking a great location close to schools and playgrounds with a sizeable floorplan and all of the extras that make this home stand out from the crowd. Tropical gardens screen the home from the street with manicured gardens thriving full of colour with towering shady palms. There is carport parking under the home for two plus side parking for the boat or trailer as well. A large storage room includes a toilet, great as a man cave, a gym or quick pool access. Inside, the home has a mudroom under the stairs with a laundry at entrance too, perfect to kick off your shoes and drop the school bags so they don't clutter up the living areas. Small steps lead through to the living room which is filled with natural light in the endless bays of glass windows and sliding doors showcase the garden views and capturing the cool breezes. The dining room is separate from the living areas and adjacent to the kitchen with a door through to the decked entertaining area as well. The modernised kitchen offers wrap around counters with corner display overhead shelving and ample storage space, plus breakfast bar seating. Upstairs the home has three bedrooms with louvered windows and split-system air conditioning along with a study nook atop the stairs with linen press storage space. The bathroom has a bathtub and walk through shower along with a vanity with built in storage. Out the back of the home is a decked entertaining area, basking in the pool views with a leafy tropical garden surrounds and extra paved outdoor entertaining areas to enjoy as well. There is a garden shed for the tools and pool toys. Living in Coronet Crescent is a breeze with Anula supermarket, Anula Primary School & Sanderson Middle School all close by. Spend your weekends at Leanyer Water Park & Skate Park or take a stroll along the Casuarina Coastline. Council Rates: Approx. \$1920 per annum Area Under Title: 807 square metres Zoning: LR (Low Density Residential) Pool Status: Pool Certified to Modified Australian Standard (MAS) Status: Vacant Possession Rental Estimate: \$610- \$650 per week Vendors Conveyancer: Tschirpig Conveyancing Building & Pest Reports: Available on webbook Settlement period: 40 Days or variation on request Deposit: 10% or variation on request Easements as per title: None found 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](http://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 the property could sell at anytime.