

# 21 Legune Avenue,, Leanyer, NT 0812



## Sold House

Monday, 14 August 2023

21 Legune Avenue,, Leanyer, NT 0812

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 951 m2

Type: House



Billy & Nida

**\$590,000**

Has Loads to offer over any ordinary home. This 951sqm BLOCK is surrounded by private owners, young families, and great neighbours. 21 Legune Avenue, Leanyer is up FOR SALE and all the work is done for you. So, you can move straight in. Features include:

- 3 spacious bedrooms plus all built-in cupboards
- Spacious lounge area
- Separate dining positioned in front of the kitchen.
- Modern kitchen
- Plenty of natural light through the dining, lounge, and kitchen windows
- Bathroom has a double shower with Basin plus a sperate separate toilet room.
- Internal laundry with back door to access the back yard and washing line.
- Solar hot water
- Tiled and Split system air cons throughout
- 2 bay under cover car port
- Family Pool cleaned and chemical monitoring per fortnight.
- 2 generous sized sheds
- No easement on the property

This Eye Opener is nestled on a CORNER BLOCK in a quiet street and is in the perfect location nearby to many amenities.

- Leanyer Primary School + Wanguri Primary School + Dripstone Middle and Casuarina Senior College + Charles Darwin University (all 2minutes away)
- Casuarina Shopping Centre OR Hibiscus Shopping Centre (2minutes away)
- Darwin Hospital (4minutes away)
- Child Cares (To many to note around the area but all minutes away)
- Sporting Complexes (Tracey Village + Marrara sporting complex)
- Restaurants and Pubs – Dolly's, Casuarina Club, Beach front
- Darwin City (16minutes away)
- Airport (7minutes away)
- Beaches – Lee Point Beach, Casuarina Beach, Nightcliff Jetty and don't forget the boat ramp at Buffalo Creek (5mins away)

Our Owner Says, "BILLY!! SELL, RIGHT, NOW"!!

Key Details: Easements as per Title: NONE  
Area under Title: 951sqm  
Council Rates: \$437 per quarter (approx.)  
Rental Estimate: \$600 to \$650 per week  
Status: Vacant Possession  
Deposit: \$10,000 or variation on request  
Settlement: 30days (can be changed upon request)