

22 Lanyon Terrace, Moil, NT 0810

SMART.

House For Sale

Tuesday, 13 February 2024

22 Lanyon Terrace, Moil, NT 0810

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 837 m2

Type: House



Stewie Martin

Openn Negotiation

This sale is being facilitated by transparent negotiation. The property can sell to any qualified buyer at any time. Please contact Stewie immediately to avoid missing out. Please copy and paste the following link for reports: <https://bit.ly/3UswqGInestled>

Nestled in the sought-after suburb of Moil, 22 Lanyon Terrace presents a unique opportunity to own an elevated five-bedroom home that combines functionality with tropical lifestyle. This residence caters to a wide array of living arrangements with its versatile layout and thoughtful design elements. Upstairs, the living spaces are bathed in natural light, with air conditioning and louvres in every room ensuring comfort regardless of the season. The heart of the home is the expansive open plan living area, seamlessly connected to the updated kitchen, making it an ideal space for family gatherings and entertaining. The outdoor spaces of this home are a true highlight. The front verandah offers a peaceful vantage point to enjoy the street view and garden, while the back verandah and pool area provide a private oasis for relaxation and fun in the sun. The pool, with its built-in seating, is perfect for hosting or simply enjoying Darwin's tropical climate. Downstairs, the additional bedrooms offer flexibility for guests, a home office, or extended family, adding to the home's appeal. The ample off-street parking, including a carport and extra shaded spaces, ensures convenience for residents and visitors alike.

Property Highlights:

- A prime elevated five-bedroom home offering immediate comfort and a welcoming atmosphere, ready for you to move in.
- The upstairs area features three bedrooms, each equipped with built-in robes and split system air conditioning, ensuring year-round comfort.
- A convenient hallway, which can be closed off, leads to the bedrooms and includes a linen press for additional storage.
- The main bathroom is equipped with a shower/bathtub combination and a separate W/C, catering to the needs of a busy family.
- A huge open plan living area is the heart of the home, boasting plenty of louvres for natural ventilation and a split system A/C for warmer days.
- The updated wrap-around kitchen features drawers for easy access, a built-in oven with cooktop and rangehood, and glass-fronted overhead cupboards against an eye-catching splashback.
- The decked verandah runs the full length of the front, offering views over the yard and street, with shadesails and fans for added comfort.
- Downstairs, a spacious verandah area provides a serene spot to relax near the refreshing inground swimming pool, complete with built-in table and seating.
- Surrounded by established gardens and herringbone-style pavers, the shaded pool area invites leisurely days outdoors.
- Convenient garden shed and an old-school hills hoist are located just outside the back door.
- The lush tropical gardens, green lawns, and fragrant frangipani trees complete the tranquil outdoor setting.
- Built-in underneath the home are two additional bedrooms, perfect as a granny flat, home office, or guest rooms, complete with their own bathrooms, dual access, and internal laundry space.
- A solid single carport at the front with additional shaded parking on the side offers ample off-street parking for at least 4 vehicles.

22 Lanyon Terrace is not just a house; it's a sanctuary where every detail is designed to enhance your living experience. From the spacious interiors to the lush outdoor areas and the convenience of its location, this property invites you to embrace a lifestyle of comfort and leisure. This is your chance to secure a piece of the Darwin lifestyle in a home that offers both space and versatility.

Additional Information as follows:

- Council Rates: Approx \$1,780 per annum
- Year Built: 1980
- Planning Scheme Zone: Low Density Residential
- Area under Title: 837sqm
- Status: Vacant Possession
- Rental Estimate: \$750 - 800 per week
- Settlement Period: 45 days
- Easements as Per Title: Sewerage Easement to Power and Water Authority

For more information on how Openn Negotiation works see: 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.