

22 Leichhardt Crescent, Fannie Bay, NT 0820



House For Sale

Wednesday, 8 May 2024

22 Leichhardt Crescent, Fannie Bay, NT 0820

Bedrooms: 4

Bathrooms: 3

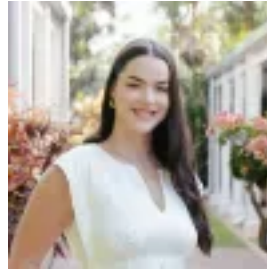
Parkings: 4

Area: 1110 m2

Type: House



Andrew Harding
0408108698



Evie Radonich
0408108698

AUCTION On-Site

AUCTION On-Site: Saturday 1st June 1:00pm | Unless sold prior. Property Specifics: Year Built: Pre 1975. Compliance issued 1978 Council Rates: Approx. \$4,150 per year Area Under Title: 1110 square metres Rental Estimate: Approx. \$1,100 - \$1,150 per week Vendor's Conveyancer: Saunders Conveyancing Preferred Settlement Period: 60 days from the contract date Preferred Deposit: 10% Easements as per title: None found Zoning: LR (Low Density Residential) Status: Vacant possession Pool Status: Compliant to Modified Australian Standard Solar: Hot Water only

22 Leichhardt Crescent isn't just a home, it's a sanctuary where you can relax, unwind and immerse in your own private and tropical oasis. Perfectly positioned in arguably the best street within Fannie Bay, this elevated home captivates with its unique sense of design, gorgeously welcoming vibe, and fabulous alfresco spaces. - Enormous 1,110sqm. block, beautifully landscaped and fully fenced with automatic gate - Freshly painted interior elevated further by recent renovations, new fans and classic tropical features - Banks of louvres catch sea breezes, while framing a lush, green outlook - Easy flow through open-plan to expansive front balcony, screened by greenery - Near-new kitchen extends through dining to rear deck, perfect for morning coffee - Renovated master features vaulted ceilings, walk-in robe and refined ensuite - Two further robed bedrooms served by main bathroom and separate toilet on this level - Flexi fourth bedroom and beautiful Balinese outdoor bathroom feature on ground level - Expansive space under home is wonderfully flexible, looking out over gardens - Paved sundeck frames 40,000L saltwater pool feat. new chlorinator and filter

The feeling you get when walking into this home is one that you will want to experience over and over again. Impressively spacious, endlessly tropical, beautifully unique. What more could you want from a home in this incredibly sought-after blue-chip location setting? At its heart, it is a quintessential elevated home. Designed to complement our tropical climate, it catches sea breezes through banks of louver windows, while framing up verdant views. As you might expect, it also wows with its alfresco spaces. Out front, an expansive balcony spans the length of the home, seamlessly extending the open-plan to provide even more usable living space. At the back, the entertainer's deck provides perfect privacy, overlooking the sensational gardens and pool. More than that, though, the home makes the most of the space offered within its huge 1,110sqm. block, with a fabulous extension at each side of the home, designed by the renowned Troppo Architects. Revealing soaring vaulted ceilings and an expanse of glass, these extensions accommodate the recently renovated master and near-new kitchen. Looking at the kitchen first, this is a masterpiece of stainless-steel and warm wood accents, complemented by highlights such as the six-burner stove and 900mm oven. Meanwhile, the master reveals a new walk-in robe and ensuite, concealed by a curved feature wall. Two further robed bedrooms and a spotless main bathroom complete this level, while on ground level, the flexi fourth bedroom and outdoor Balinese bathroom could function as guest accommodation, home office or studio. Alongside a semi-enclosed laundry and covered parking for two cars, the ground level impresses further with versatile alfresco entertaining space, boasting views over the lush tropical gardens featuring numerous fruit trees, veggie beds and a garden shed to the rear of the property. From the front door, it's an easy stroll to the iconic Sailing and Trailer Boat clubs, Parap Village markets and walking tracks along the spectacular Fannie Bay coastline. Meanwhile, the drive into the CBD takes only minutes. To arrange a private inspection or make an offer on this property, please contact Andrew Harding 0408 108 698 or Evie Radonich 0439 497 199 at any time.