

30 Hodgson Drive, Leanyer, NT 0812

SMART.

House For Sale

Wednesday, 13 March 2024

30 Hodgson Drive, Leanyer, NT 0812

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Stewie Martin

\$599,000

Please copy and paste the following link for reports: <https://bit.ly/49WYciGN>

Nestled in the vibrant community of Leanyer, 30 Hodgson Drive offers a serene retreat for those seeking both comfort and convenience. This four-bedroom home, boasting a large inground pool and paved courtyard, is a haven for relaxation and entertainment. The modern kitchen, with its ample storage, alongside air-conditioned and tiled interiors, ensures a comfortable living environment year-round. The addition of built-in robes and a handy garden shed further enhances the practicality of this family-friendly abode. The property's location in Leanyer provides an ideal backdrop for a balanced lifestyle, combining the tranquility of suburban living with the convenience of nearby amenities. Whether it's schools, parks, shopping centers, or leisure facilities, residents have easy access to everything they need. This home is not just a residence but a lifestyle choice for those valuing comfort, convenience, and quality of life.

Property Highlights:

- Spacious 3-bedroom, 1 bathroom family home on a generous block
- Expansive inground pool surrounded by a paved courtyard, ideal for relaxation and entertainment
- Fully tiled and airconditioned interiors for year-round comfort
- Modern kitchen featuring ample storage space to cater to all your culinary needs
- Built-in robes in bedrooms, ensuring ample storage
- Convenient garden shed for extra storage or workspace

Around the Suburbs:

- Leanyer Primary School (0.5km): This close-knit educational institution offers a nurturing learning environment for children, emphasizing both academic and personal growth.
- Good Shepherd Lutheran College (0.6km): Renowned for its holistic education approach, this college is a stone's throw away, providing quality education and fostering community values.
- Woolworths Leanyer (1.5km): Your local Woolworths ensures easy access to a wide range of groceries and essentials, making daily errands convenient.
- Casuarina Square (3.1km): The largest shopping center in the area, offering a variety of retail stores, eateries, and entertainment options for a complete shopping experience.
- Leanyer Recreation Park (2.5km): A popular spot for families, featuring water slides, a skate park, and picnic areas for endless fun and relaxation.

Additional Information as follows:

- Council Rates: Approx \$1,950 per annum
- Year Built: 1980
- Planning Scheme Zone: Low Density Residential
- Area under Title: 805sqm
- Status: Vacant Possession
- Rental Estimate: \$550 - 650 per week
- Settlement Period: 45 days
- Easements as Per Title: Sewerage Easement to Power and Water Authority