

**36 Longwood Avenue, Leanyer, NT 0812**

**SMART.**

**Sold House**

Monday, 14 August 2023

36 Longwood Avenue, Leanyer, NT 0812

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 817 m2**

**Type: House**



Stewie Martin



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**\$800,000**

Sold in 13 days via Openn Negotiation Creating a tranquil, tropical retreat within Darwin's beautiful northern suburbs, this stunning four-bedroom home sits neatly on the fringes of Leanyer, moments from schools, shops and parklands. Finished to a high standard throughout, the home expands over two wonderfully presented levels, complemented by fabulous outdoor entertaining, lush landscaping and an inground spa. Gorgeous split-level home set on generous, fully fenced and gated block. Attractive interior accentuated by rich timber floors, elegant design and neutral tones. Open-plan living on upper level flows out to fantastic entertainer's balcony. Modern kitchen flaunts caesar stone benchtops, quality cabinetry and stainless steel appliances. Three bedrooms feature on upper level, each with built-in robe. Stylish upper level bathroom boasts pebble mosaic tiling and walk-in shower. Feature internal staircase leads to lower level living/fourth bedroom and second bathroom. Plentiful alfresco entertaining options offered under the home and within gazebo. Rooftop solar panels. Shed with high clearance that could easily fit the boat under. Verdant yard features inground spa, triple carport and expansive driveway. Elevated position offers cooling breezes through louvre windows, assisted by split-system AC. Feeling like a lush, tropical oasis, this stylish, spacious residence impresses instantly, both with its superb outdoor entertaining and its lovely, well-planned interiors. Starting on the upper level, the home makes a statement as it creates a wonderful sense of space, enhancing its open-plan living area with polished timber floors, sophisticated neutral tones and modern black accents. Off to one side, the kitchen appeals with a wraparound caesar stone bench, stainless steel appliances, heaps of storage and handy breakfast bar dining. From here, there's an easy flow out to the superb entertainer's balcony, which features high vaulted ceilings and a verdant, tropical garden outlook. Moving back inside, you find three generous bedrooms grouped together at one side of the home, each featuring built-in robes. Conveniently located nearby is a tastefully appointed bathroom, which boasts a wall-hung timber vanity, feature pebble mosaic tiling, a frameless glass shower and separate WC. While there are two external staircases, you can choose to take the internal timber staircase framed by a wall of louvre windows, to explore the lower level. Perfectly flexible, this beautifully finished space could work as a living room, a fourth bedroom, a teenagers' retreat or guest accommodation. It is serviced by a bathroom with shower-over-bath and WC, and opens out to undercover entertaining. There is further undercover entertaining under the home, plus a laundry, lock-up storage and shed has high clearance that could easily fit our boat under it. Further enhancing this impressive home is a covered, timber-decked gazebo with built-in bar dining and privacy screens, a complementary BBQ gazebo, and inground spa. There is also a semi-enclosed triple carport and additional driveway parking. Within easy reach of private and public schools, childcare facilities, a medical centre, and the Hibiscus shopping centre and tavern, the property is also just moments from Casuarina Square, Charles Darwin University and Royal Darwin Hospital. Act fast to organise your inspection of this delightful property. You don't want to miss out!

Additional Information as follows:

- Council Rates: Approx \$1905 per annum
- Year Built: 1982
- Planning Scheme Zone: LR (Low Density Residential)
- Area under Title: 817 sqm
- Status: Vacant Possession
- Rental Estimate: \$700 - \$750 per week
- Settlement Period: 45 days
- Easements as Per Title: Nil

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