

**4/17 Rosewood Crescent, Leanyer, NT 0812**

**CENTRAL**

**Townhouse For Sale**

Friday, 14 June 2024

4/17 Rosewood Crescent, Leanyer, NT 0812

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Braden Menzies  
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## AUCTION

For more property information including body corporate text 17ROS to 0488 810 057Bowling you over with its incredible potential, this lovely two-bedroom townhouse is absolutely perfect for buyers seeking a project with great bones, situated in this superb northern suburbs location convenient to everything. Two-bedroom townhouse situated within quiet, leafy complex. Soaring ceilings and exposed beams enhance sense of space. Practical layout centred around spacious open-plan. Neat kitchen features plentiful storage and servery to dining. Living connects to multiple outdoor spaces. Alfrescos and yard are superbly easy to maintain. Both bedrooms feel generous, each with built-in robe. Central bathroom with walk-in shower and separate WC. Single carport adjoins home, feat. enclosed laundry. Freestanding Townhouse. Fantastic opportunity to update or renovate. Situated within the welcoming, family-orientated setting of Leanyer, this unit provides the perfect opportunity for a homebuyer or investor looking for a project to add value to in this appealing northern suburbs locale, moments from the hospital, coastline and Casuarina Square. Having been beautifully maintained, the unit reveals great bones within a spacious, practical layout, where soaring vaulted ceilings and exposed beams are a major selling point! As is, the layout centres around open-plan living, where you find distinct zones for relaxing and dining. These spaces connect to various alfresco areas, including a porch from the living area, a verandah from the dining area, and a patio from the kitchen. Holding just as much potential as the interior, these alfresco spaces are private and effortless - and when updated, will provide the perfect spot to relax and unwind, while keeping upkeep to a minimum. Back inside, both bedrooms feel generous in size, and both offer built-in robes and shuttered access to the front yard. Like the kitchen, the bathroom is ready and waiting for an update. Completing the package is a single, gated carport, featuring an enclosed laundry. This is one you really need to see in person to find out just how much it has to offer. Arrange your inspection today to make sure you don't miss out. Auction: Tuesday 2nd July 5:30pm 2024 Council Rates: Approx. \$1400 per annum Area Under Title: Approx. 340 sqm Year Built: 1982 Zoning: LMR (Low-Medium Density Residential) Status: Vacant Possession Body Corporate: Ace Body Corporate Body Corporate Levies: Approx. \$1,138 per quarter Rental Estimate: Approx. \$460 - \$480 per week Deposit: 10% or variation on request