

**40 Tennison Crescent, Anula, NT 0812**

**CENTRAL**

**Sold House**

Monday, 14 August 2023

40 Tennison Crescent, Anula, NT 0812

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 954 m2**

**Type: House**



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**\$615,000**

Text 40TENN to 0488 810 057 to access webbook with more property information Turn the key and open up this amazing lifestyle address packed with features and WOW factor elements that will have the whole family packing their boxes and keen to move in. Let's check it out... Positioned on a corner allotment, the home has dual access points and twin driveways allowing for a boat, cars or dual occupancy. Lush tropical gardens surround the home whilst walkways wind through the gardens towards the epic outdoor entertaining areas raised up and overlooking the grassy lawns, tropical foliage and the blue waters of the swimming pool bubbling away below. Tucked off into the gardens is a tree house cubby for the kids. Offering a 6.6kw solar power system to keep you cool for less in the build up. In the back corner is a workshop shed with a roller door and PA access, inside is a bedroom/office set up with a small kitchenette and a full bathroom; with its own driveway and parking, this is a versatile addition to the home. The home itself is gorgeous with a sunroom at the front offering a quiet space for yoga or a sitting room to rear a book and snuggle with the family pet, there is a home office/bedroom here as well with A/C. Step up into the main living room with tiled flooring and A/C plus steps that lead through to the sleeping quarters with 3 bedrooms each with a robe and A/C plus the master suite has access to the back deck and swimming pool like a lux resort. The bathroom is modern and well-designed with a walk-in shower and bathtub plus vanity with storage and there is a hallway linen press as well. The kitchen has also been modernized with wrap-around counters and a pantry as well as overhead storage space plus the dining room is adjacent making it easy to flow for the midweek meals. Walk to nearby parklands with play areas for the kids, ride your bike with the kids to public and private school options or pop up to the Hibiscus shops. Spend your free time at the Leanyer Water Park or Skate Park or take a stroll along the Casuarina Coastline. Council Rates: Approx. \$2000 per annum Area Under Title: 954 sqm Zoning: LR (Low Density Residential) Pool Status: Compliant to Non-standard Safety Provision Status: Vacant Possession Rental Estimate: Approx. \$650 - \$700 per week Vendors Conveyancer: Aquarius Conveyancing Building Report: Available on webbook Pest Report: Available on webbook Settlement period: 30 Days Deposit: 10% or variation on request Easements as per title: Electricity supply Easement to Power and Water Authority