

# 44 Ridgehaven Circuit, Leanyer, NT 0812

**CENTRAL**

## Sold House

Monday, 14 August 2023

44 Ridgehaven Circuit, Leanyer, NT 0812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 799 m2**

**Type: House**



Darren Hunt  
0417980567



Daniel Harris  
0889433000

**\$574,500**

Text 44RID to 0472 880 252 for all property information and reports. Why? Nothing to do. Move straight into. Superbly situated within the sought-after suburb of Leanyer, this attractive three-bedroom home delivers stylish family living, complemented by outdoor entertaining and a sparkling inground pool. With neutral tones – freshly painted and new tiles, the interior feels spacious and bright. The floorplan is easy and made up of a bright open-plan living area with renovated kitchen, bathroom and laundry. • Ground level, Colorbond clad home on generous parcel, which is fully fenced and gated • Tasteful interior accentuated by a neutral palette and tiled throughout • Spacious open-plan living with flexi zones for relaxing and dining • Verandah at front offers easy outlook over leafy front yard • Covered rear verandah spans length of home, overlooking pool and spa • Renovated kitchen flaunts waterfall island bench and modern appliances • Three bedrooms grouped together at side, each with built-in robe • Renovated bathroom with shower-over-bath with rain-head attachment and separate WC • Additional features include renovated laundry, split-system AC and solar • Off-street parking provided on driveway, storage/garden shed at side Framed by lush landscaping, the home appeals instantly with its front verandah, where you could easily imagine relaxing with a morning cuppa. Stepping inside, you are greeted by a bright, airy open-plan living area, overlooked by a gorgeous island kitchen flaunting two-tone cabinetry, stone benchtops and modern stainless-steel appliances. Off to one side of the home, three generously proportioned bedrooms are conveniently grouped together, centred around a modern, stylish bathroom and separate WC. Taking note of the fully renovated laundry with elegant built-in storage and yard access, move back to the living area, to take the sliding glass doors out to the covered rear verandah. Outdoors is a great space. Easy for entertaining, offering views over the pool and spa, to the private, landscaped backyard. Completing the property is a handy garden shed and off-street parking. An easy walk from the local park and playground, the property is also moments from private and public schools, childcare options, and the nearby Hibiscus Shopping Centre. Meanwhile, Leanyer Recreation Park and Casuarina's shops, dining and services are five minutes away by car. Current owners have decided to sell via the easiest method in today's market. And that's simply have a chat to either Daniel or Darren. It'll just make sense. Council Rates: \$1,875 per annum (approx.) Date Built: 1981 Area Under Title: 799 square metres Zoning Information: LR (Low Density Residential) Status: Vacant possession Building Report: Available on webbook Pest Report: Available on webbook Easements as per title: Sewerage Easement to Power and Water Corporation