

**49 Legune Avenue, Leanyer, NT 0812**

**SMART.**

**Sold House**

Wednesday, 25 October 2023

49 Legune Avenue, Leanyer, NT 0812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 870 m2**

**Type: House**



Stewie Martin



Danny BuddDoyle  
0474892175

**\$495,000**

This sale is being facilitated by transparent negotiation. The property can sell to any qualified buyer at any time. Please contact Stewie immediately to avoid missing out. 49 Legune Avenue is a tropical paradise nestled in the serene neighborhood of Leanyer. As you step into this property, the first thing that captures your heart is the beautiful tropical gardens. It's a testament to how nature and luxury can co-exist in harmony. The large patio, with its sweeping views of the garden, offers a perfect setting for evening relaxation or morning tea. The newly renovated kitchen comes fitted with modern appliances and fixtures, ensuring every culinary experience is one to remember. The master bedroom, with its sliding door access to the patio, promises an integration of indoor opulence and outdoor beauty. However, the star of the show remains the expansive block size. Whether you're a gardening enthusiast looking to cultivate your green thumb or someone who loves outdoor gatherings, this space caters to all. The garden shed also offers that extra space for those who love DIY projects or need additional storage. Located in the heart of Leanyer, this property doesn't just offer a home, but a lifestyle that's balanced with nature, luxury, and modern conveniences. It's a haven where every day feels like a tropical holiday. This is your chance to claim a piece of paradise in Leanyer.

**Around the Suburbs:**

- Leanyer Primary School (0.4km): Just a few minutes away, Leanyer Primary School stands as a hallmark of quality education. Known for its innovative teaching methods and a nurturing environment, it ensures your child receives a strong academic foundation.
- Hibiscus Shopping centre (1.1km): For all your shopping needs, Leanyer Shopping Plaza is just a short drive away. From fashion to groceries, it offers a diverse range of shops and eateries for your convenience.
- Leanyer Recreation Park (2.3km): Ideal for families, the Leanyer Recreation Park offers a plethora of activities, from swimming pools to picnic areas, ensuring a day full of fun and laughter.
- Casuarina Square (2.9km): As the largest shopping centre in the Northern Territory, Casuarina Square is your one-stop destination. From premium brands to delightful eateries, every shopping spree here promises to be an experience.
- Royal Darwin Hospital (3.8km): A key landmark, the Royal Darwin Hospital, renowned for its medical excellence, is just a short drive away, ensuring health needs are always met promptly.

**Additional Information as follows:**

- Council Rates: Approx \$1950 per annum
- Year Built: 1982
- Planning Scheme Zone: LR (Low Density Residential)
- Area under Title: 870 sqm
- Status: Vacant Possession
- Rental Estimate: \$530 - \$590 per week
- Settlement Period: 45 days
- Easements as Per Title: Nil