

**5 Bullo Court, Leanyer, NT 0812**

**CENTRAL**

**House For Sale**

Wednesday, 12 June 2024

5 Bullo Court, Leanyer, NT 0812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 852 m2**

**Type: House**



Jacob McKenna  
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## Offer Over \$599,000

For more property information text 5BUL to 0488 810 057Nestled in the serene and prestigious suburb of Woodleigh Gardens, this ground-level home offers the ultimate blend of comfort, style, and convenience. Ideal for families and investors alike, this property is currently tenanted at \$660 per week with the lease ending on 28th of August, providing immediate rental income and future potential.

- **Solid Construction:** Built with sturdy brick, this 3-bedroom home ensures lasting quality and security
- **Spacious and Airy:** Enjoy a light and bright layout, fully tiled, with fans and split system air conditioning throughout
- **Modern Kitchen:** Features gas cooking, ample prep space, an island bench, and a breakfast bar, perfect for family gatherings
- **Outdoor Entertaining:** A huge undercover verandah ideal for BBQs, overlooking a sparkling saltwater pool with a waterfall feature and Mediterranean-inspired alfresco areas
- **Family-Friendly:** Located in a quiet cul-de-sac within a renowned family-safe neighbourhood, close to parks, top schools, and shopping complexes
- **Expansive Block:** The property sits on a massive 852m<sup>2</sup> block, offering plenty of space for kids, pets, and potential future extensions
- **Master Suite:** The master bedroom is generously sized with built-in robes and air conditioning, providing a private retreat

**Why Invest Here?**

- **Immediate Income:** Currently tenanted at \$660 per week, tenant happy to sign for another 12months
- **Future Potential:** The large block and versatile layout offer ample opportunities for future enhancements
- **Prime Location:** Situated in the highly sought-after Woodleigh Gardens, ensuring a stable and appreciating property market

Don't miss out on this exceptional opportunity to secure a beautiful home in a prime location. Contact us today for an exclusive viewing and make this dream home yours!

**Council Rates:** Approx. \$2,000 per annum  
**Area Under Title:** 852 sqm  
**Year Built:** 1984  
**Zoning:** LR (Low Density Residential)  
**Pool Status:** Notified as compliant to the Community Safety Standard  
**Status:** Tenanted until 28/08/2024 at \$660 per week  
**Deposit:** 10% or variation on request  
**Easements as per title:** Sewerage Easement to Power and Water Authority