

**52 Wandie Crescent, Anula, NT 0812**

**CENTRAL**

**House For Sale**

Wednesday, 15 May 2024

52 Wandie Crescent, Anula, NT 0812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 3**

**Area: 743 m2**

**Type: House**



Simon Watts  
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Ella Carling  
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## Open Negotiation

To view property reports or to place a bid/offer, text 52WAN to 0488 810 057 This towering two story home is a turnkey address for the discerning home buyer. The family will love this sizeable home on a generous lot – it's only moments from local shops, schools, parklands and more!!! Gated at street level with a walk-through roller gate – that's cool; the home has side parking for the boat or camper plus parking for the family cars as well. Established gardens ring the perimeter of the property offering plenty of shade and privacy along with some native trees that will attract the bird life. On the ground level is a large free flowing living, dining and kitchen area with generous proportions. The renovated and modern kitchen has wrap around counters with banks of built in storage space and prep areas to work from along with breakfast bar seating. From the living areas there is a door through to the sun-drenched front patio that overlooks the front gardens, and from the dining room there is a door through to the sheltered rear verandah that in turn overlooks established gardens and even a fruiting banana tree. Upstairs the home has 3 bedrooms each with a built-in robe, split-system air-conditioning along with warm timber look flooring and the treetops framed in the windows. The bathroom has a modern aesthetic with a separate shower and bathtub plus a vanity with storage built in and a separate toilet. Back on the ground level the home has an external storage room and a laundry room with a powder room as well. Around the suburb:- Walk to nearby parklands with play areas for the kids - Ride your bike with the kids to school with; Anula Primary School, Sanderson Middle School or O'Loughlin Catholic College all within reach- Spend your free time at the Leanyer Water Park & Skate Park Council Rates: Approx. \$1,850 per annum Area Under Title: 743 sqm Zoning: LR (Low-Density Residential) Status: Vacant Possession Rental Estimate: \$650 - \$680 per week Building Report: Available Pest Report: Available Settlement period: 40 Days or variation on request Deposit: 10% or variation on request Easements as per title: Electricity supply Easement to Power and Water Authority