

**55 Leanyer Drive, Leanyer, NT 0812**

**CENTRAL**

**Sold House**

Monday, 14 August 2023

55 Leanyer Drive, Leanyer, NT 0812

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 800 m2**

**Type: House**



Michael Van De Graaf  
0889433042



Jacinda Summers  
0889433000

**\$687,000**

Text 55LEA to 0488 810 057 for all property information. This incredibly spacious FIVE bedroom elevated home in Leanyer ticks all the boxes for a large family or a savvy couple wanting to bring in an extra income by renting out the two bedroom self-contained accommodation downstairs; beat the interest rates and knock over the mortgage quick smart! The home sits perfectly on a 800sqm block surrounded by tropical gardens and overlooking the large sparkling pool. Upstairs is where you will find three generous bedrooms with a central bathroom, open plan living opening out on to a fantastic balcony and the modern kitchen. Downstairs includes two more spacious bedrooms, one is currently being used as a large theatre room, kitchenette and bathroom plus a good sized living area. Move the cars out of the carport and you have the perfect covered entertaining area! Standout Features: UPSTAIRS • 3 Generous Bedrooms with Built-in Robes & Tropical Garden Views • Spacious Open Plan Living/Dining Opening to Large Balcony for Al Fresco Dining • Modern Kitchen – Fantastic Storage & Bench Space, Pantry & Gas Cooktop • Central bathroom is spacious with separate shower, bath, large vanity and a separate toilet • Gorgeous Polished Floorboards & Air-conditioned Throughout DOWNSTAIRS • 2 Bedrooms Or 1 Bed & 1 Huge Theatre Room • Wonderful Open Plan Living Area • Kitchenette • Bathroom & Separate Toilet • Fully Tiled & Air-conditioned Throughout OUTSIDE • Tropical Swimming Pool with Shallow Beach Area & Spa • Lawn Area & Tropical Garden • Garden shed • The property is fully fenced with reticulated gardens, • Two car carport and plenty of room for the boat or caravan • Dual Driveway So as you can see this property is perfect for the extended family or investor wanting to live in one section and lease the other out; there is plenty of scope to put your own mark on the home if you wanted to make some upgrades OR start supplementing your income from day one. The location is ideal with everything Leanyer has to offer in terms schooling options, shopping, dining out and of course beaches; plus a very easy commute in to the CBD. Opportunity is knocking! Council Rates: Approx. \$2,000 per annum Area Under Title: 800 square metres Year Built: 1983 Zoning: LR (Low Density Residential) Pool Status: Compliant to Community Safety Standard Status: Vacant Possession Easements as per title: PAWA Easement