

**64 Castlereagh Drive, Leanyer, NT 0812**



**House For Sale**

Tuesday, 16 January 2024

64 Castlereagh Drive, Leanyer, NT 0812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 800 m2**

**Type: House**



Stewie Martin

## Openn Negotiation

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. Please copy and paste the following link for reports: <https://bit.ly/41Piurw> Step into a world of contemporary elegance and family-friendly living at Smart Real Estate. This exceptional 3-bedroom, 1-bathroom residence has been crafted for those who appreciate the perfect blend of style, functionality, and spaciousness. The heart of this home lies in its spacious living and dining area, a versatile space that effortlessly adapts to your family's lifestyle. Sunlight filters through, creating an inviting atmosphere that extends seamlessly to the outdoors. Picture yourself hosting memorable family gatherings or intimate dinners in this stylish setting. Work from home seamlessly in the dedicated office/study space, a haven for productivity and focus. Each bedroom is thoughtfully designed with built-in wardrobes, offering practical storage solutions and maximising living space. Step into the backyard retreat, where a sparkling pool beckons, promising endless summer fun and relaxation. The large backyard provides ample space for a family, and a shed adds practical storage for all your outdoor essentials. This is more than a house; it's a family home designed for the modern lifestyle. Embrace the convenience of a thoughtfully equipped kitchen, enjoy the luxury of three well-appointed bedrooms, and revel in the tranquillity of your private retreat. Conveniently located near the Hibiscus Shopping Centre, this family home at Smart Real Estate encapsulates the essence of modern living and family-centric design. Don't just envision a house; imagine creating a lifetime of memories in this extraordinary residence. Your dream family home awaits—explore it today!

**Property Highlights:**

- Large, shady verandah space for entertaining
- Full sized swimming pool
- Elegant, modern kitchen
- Built in wardrobes in bedrooms
- Spacious and airy living areas
- Dedicated study/office space

**Key Neighbourhood Features:**

- Leanyer Primary School 1.3 km
- Top End Medical Centre 1.7 km
- Casuarina Square Shopping Centre 1.9 km
- Charles Darwin University 3.2 km
- Darwin International Airport 3.6 km
- Casuarina Coastal Reserve 4.4 km

**Additional Information as follows:**

- Council Rates: Approx \$2,000 per annum
- Year Built: 1980
- Planning Scheme Zone: Low Density Residential
- Area under Title: 800 sqm
- Status: Vacant Possession
- Rental Estimate: \$550 - \$600 per week
- Settlement Period: 45 days
- Easements as Per Title: Nil

For more information on how Openn Negotiation works see: [www.openn.com.au](http://www.openn.com.au) To bid on this property or observe, please download the 'Openn Negotiation' app, create an account and search the property address. Please note the Final Bidding Stage is subject to change and the property could sell at anytime.