

# 7 Goshawk Court, Leanyer, NT 0812

**SMART.**

## House For Sale

Tuesday, 16 January 2024

7 Goshawk Court, Leanyer, NT 0812

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 898 m2**

**Type: House**



Stewie Martin

## Current bid 540 K - 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. This home is for sale via Openn Negotiation and can sell at any time. Please copy and paste link for all property reports: <https://bit.ly/3TVSeK1A>

A lush, tropical enclave in a private, end of cul de sac setting, this Balinese style villa is not to be missed. Stepping inside, you're greeted by the vast breezeway with magnificent beam work and pitched ceilings. The living quarters lie to the left, while evening quarters to the right, the sense of light and space is simply breathtaking. Renovated throughout, the entertainer's kitchen boasts stainless steel appliances, fantastic storage, contemporary breakfast bar and light filled family dining area. The cosy living room then leads to the study with own entrance and verandah. The covered verandah making an ideal private outdoor dining and living space. The breezeway then leads us out to the impressive, tropical grounds with a sparkling, inground pool and relaxing pergola. The perfect spot for relaxing with family or entertaining friends. Passing the enclosed laundry as we re-enter, with ample drying space and built in outdoor drying rack. The breezeway then leads us to the main bathroom and bedrooms. The main bathroom with full bath, shower and vanity, is beautifully finished and echoes Balinese styling. The master with stunning wet room style ensuite featuring floor to ceiling tiles and gorgeous, private courtyard. The second and third bedrooms, both with access to the grounds, are fully tiled and air conditioned. The breezeway then offers ample space for formal dining, living and entertaining. This home being so open and spacious yet offers privacy and well defined boundaries. The grounds are freshly landscaped, low maintenance and inviting. The gated entry with dual carport makes great use of the ample space available here. With an enviable end of cul de sac position, and with schools, parks and shops on the doorstep, this exquisite home is a must see. Features:

- Unique, character filled residence
- Wonderfully spacious
- Stunning architecture with cathedral ceilings
- Renovated throughout
- Ample living space with adaptable floorplan
- Three bedrooms, master with ensuite and private courtyard
- Indoor / outdoor lifestyle home
- Sparkling inground pool
- Quiet, end of cul de sac position
- Very close proximity to schools, parks, shops and restaurants

Additional Information as follows:

- Council Rates: Approx \$2,000 per annum
- Year Built: 1982
- Planning Scheme Zone: Single Dwelling Residential
- Area under Title: 898 sqm
- Status: Vacant Possession
- Rental Estimate: \$600 - \$700 per week
- Settlement Period: 45 days
- Easements as Per Title: Nil

**OPENN NEGOTIATION:** is the new transparent method of sale allowing buyers to bid with approved terms and conditions. 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.