

71 Rosewood Crescent, Leanyer, NT 0812

SMART.

House For Sale

Monday, 22 April 2024

71 Rosewood Crescent, Leanyer, NT 0812

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 806 m2

Type: House



Danny BuddDoyle
0474892175

Openn Negotiation

This sale is being facilitated by transparent negotiation. The property can sell to any qualified buyer at any time. Please contact Danny immediately to avoid missing out. Please copy and paste the following link for reports:

<https://bit.ly/71Rosewood> Welcome to this expansive family residence at 71 Rosewood Crescent in Leanyer, offering a blend of comfort, convenience, and income potential. Boasting 5 bedrooms, 2 bathrooms, with a generously sized granny flat, this property is a haven for families seeking space and versatility. Upon entering, you're greeted by the airy and light-filled living spaces and complemented by air conditioning throughout, ensuring year-round comfort. The large living areas provide ample room for relaxation and entertainment, catering to the needs of a growing family. The heart of the home features a well-appointed kitchen, equipped with quality appliances and ample storage, making meal preparation a breeze. Adjacent to the kitchen, the dining area seamlessly flows to the living room, creating an open-concept layout that fosters effortless socialising and connectivity, ideal for both everyday living and entertaining guests. The property's highlight is the spacious granny flat, providing an excellent opportunity for extra income or a teenage retreat. Complete with its own bathroom and living area, it offers privacy and independence for guests or family members. Conveniently located, this property is just moments away from Hibiscus Shopping Centre, Good Shepherd Lutheran School and Leanyer School, the vibrant Leanyer Waterpark, and lush parks, ensuring all your daily needs are easily met. Don't miss your chance to secure this exceptional family home with income potential and a pool escape. Arrange your inspection today and experience comfortable living at 71 Rosewood Crescent in Leanyer!

KEY FEATURES:

- 5 spacious bedrooms, providing ample accommodation for a growing family or guests
- 2 bathrooms, ensuring convenience and comfort for all residents
- Large granny flat with its own bathroom and living area, offering versatile usage options such as rental income opportunity or a private retreat
- Air conditioning throughout the property, ensuring year-round climate control and comfort
- Inviting pool, perfect for relaxation and enjoyment during warm weather
- Expansive living spaces, including a well-appointed kitchen, dining area, and living room, facilitating seamless interaction and entertainment
- Prime location near Hibiscus Shopping Centre, Good Shepherd Lutheran School and Leanyer School, the vibrant Leanyer Waterpark, and lush parks, offering convenience and accessibility to essential amenities and recreational activities
- Modern finishes and quality appliances throughout the home, providing a contemporary and comfortable living environment

Key Neighbourhood Features:

- Leanyer Primary School (0.5km)
- Good Shepherd Lutheran College (0.6km)
- Woolworths Leanyer (1.5km)
- Casuarina Square (3.1km)
- Leanyer Recreation Park (2.5km)

Additional Information as follows:

- Council Rates: Approx \$2,950 per annum
- Year Built: 2000
- Planning Scheme Zone: Low Density Residential
- Area under Title: 806sqm
- Status: Current Lease Ending 19th July 2024
- Rental Estimate: \$1,000 per week
- Settlement Period: 45 days
- Easements as Per Title: Sewerage Easement to Power and Water Authority

For more information on how Openn Negotiation works see: 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.