

# 9 Ridgehaven Circuit, Leanyer, NT 0812

**CENTRAL**

## Sold House

Monday, 14 August 2023

9 Ridgehaven Circuit, Leanyer, NT 0812

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 803 m2**

**Type: House**



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**\$621,000**

Text 9RID to 0472 880 252 for all property information and reports. With a super popular quiet location on a tropical garden block, discreet from the street with secure gated entry, large scale internal living area, a world class show-stopping alfresco deck and a sublime inground pool, this home is paradise for those who love to entertain. Tiled floors for low-maintenance, a modernised kitchen, split-system air-conditioners and a 36m<sup>2</sup> new shed all combine to create a feel-good home with all the bells and whistles moments from shops, schools and parks. With a range of classy recent additions 9 Ridgehaven is sure to be popular amongst those seeking a home that boasts the best of outdoor living in the top end. Key features:

- Elite outdoor living spaces to rival any property in the top end
- Fluid single level design boasting solid brick construction
- Timber kitchen upgraded with stainless steel appliances, including a dishwasher
- Large-scale living room plus a dining room off the kitchen
- Three bedrooms anchored around a neat bathroom, internal laundry
- Massive and simply stunning 85m<sup>2</sup> merbau deck less than a year old - weekend entertaining never looked so good
- Commanding 120sqm Verandah soaring above deck less than 2 years old
- Glorious manicured and reticulated gardens give the home a lush sanctuary feel
- Sparkling inground fibreglass pool 45,000lites (approx) with shade sail, poised for endless hours of enjoyment (resurfaced 3 years ago)
- Extra-large suburban garage/shed only 18 months old + single carport
- Remote access custom designed solar feature gate for added security
- Extremely private block totally discreet from the street ideal for the kids/pets to roam free
- 6.65kw Solar to keep those pesky power bills at bay (only 3 years old)
- Extremely private property cocooned by stunning established gardens on all sides
- Quiet and friendly street of predominantly owner occupiers
- 900m walk to Hibiscus shopping centre with all amenities and its popular tavern

Inside, the layout is practical and functional with a sleeping and bathroom wing ensuring restful nights. All bedrooms are fitted with a built-in wardrobe and the master benefits from split system air-conditioning. The tidy timber kitchen boasts upgraded appliances for a sleek finish and adjoins a dedicated dining area, while a large scale and air-conditioned living room sits to one side. The home's outdoor spaces are the real star here, with a huge timber deck and refreshing inground pool making it a perfect spot for entertaining friends and family. Privately screened from neighbours, the yard is a tropical wonderland with established palm trees lining the side and rear border. A freestanding shed is extra-high and oversized, providing the home handyman or tradie with a great base for project work. A single carport offers easy off-street parking and abundant parking can be found in the street. Location-wise, you have everything you need on the doorstep with the local shopping centre just under 1km away and the larger Casuarina Square and its eateries 1600m away. If you're after a touch of nightlife or a special occasion restaurant, Darwin City can be reached in under 15 minutes. Council Rates: \$1,850 per annum (approx.) Date Built: 1982 Area Under Title: 803 square metres Zoning Information: LR (Low Density Residential) Status: Vacant possession Building Report: Available on webbook Pest Report: Available on webbook Swimming Pool: Compliant to Modified Australian Standard Easements as per title: Sewerage Easement to Power and Water Corporation