

2/3 Darter Court, Leanyer, NT, 0812

SMART.

Apartment For Sale

Friday, 9 August 2024

2/3 Darter Court, Leanyer, NT, 0812

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: Apartment



Stewie Martin

Premium Location - Low Maintenance and Renovated

Please copy and paste the link for more information: <https://rb.gy/t1k55a>

Nestled in the quiet and friendly neighbourhood of Leanyer, considered a premium suburb, this delightful 2-bedroom, 1-bathroom home offers a blend of comfort, convenience, and outdoor living. Ideally positioned with an alleyway at the back, accessing the nearby Hibiscus Shopping Centre has never been easier, making daily errands a breeze.

Boasting a lawned front yard, perfect for children to play, with a small garden shed, before stepping inside to discover a renovated kitchen and bathroom, and open-plan living area that flows seamlessly into a well-maintained court yard at rear of property. The main bedroom is generously sized, offering a peaceful retreat with plenty of space for relaxation and storage.

The home is equipped with air conditioning throughout, ensuring year-round comfort no matter the season. Property has also been freshly painted inside. The second bedroom is well-proportioned and versatile, ideal for a guest room, home office, or children's room.

One of the standout features of this property is its expansive courtyard and garden area. The large courtyard is perfect for outdoor dining, entertaining friends and family, or simply unwinding in your own private oasis. The garden space offers endless possibilities for those with a green thumb or those who simply appreciate the beauty of nature.

Located within close proximity to local schools, parks, cafes, and shopping centres, this home is perfect for families, couples, or anyone looking to enjoy the convenience of suburban living with all the amenities at your fingertips. The nearby parks and green spaces provide an excellent opportunity for outdoor activities, while the vibrant local cafes and shops offer a range of dining and shopping experiences.

Don't miss the chance to make this charming property your own. With its blend of indoor comfort and outdoor appeal, this home is ready to welcome its new owners and provide a wonderful living experience.

Property Highlights:

- 📍 **Location:** Nestled in the quiet and friendly neighbourhood of Leanyer
- 📍 **Convenient Access:** Positioned with an alleyway at the back, accessing the nearby Hibiscus Shopping Centre is a breeze
- 📍 **Open-Plan Living:** Step inside to an inviting open-plan living area that seamlessly connects to a well-maintained, lawned front yard
- 📍 **Main Bedroom:** Generously sized, this peaceful retreat offers ample space for relaxation and storage, ensuring comfort and tranquillity.
- 📍 **Comfort Year-Round:** Equipped with air conditioning throughout, the home promises year-round comfort regardless of the season.
- 📍 **Versatile Second Bedroom:** Perfect for use as a guest room, home office, or children's room
- 📍 **Expansive Courtyard:** The large courtyard is a standout feature, offering a perfect space for outdoor dining, entertaining friends and family, or simply unwinding in your own private oasis.
- 📍 **Beautiful Garden:** The garden area provides endless possibilities for green thumbs or those who appreciate nature's beauty.

Key Neighbourhood Features:

- 📍 **Woolworths Leanyer (450m)**
- 📍 **Leanyer Primary School (550m)**
- 📍 **Casuarina Shopping Centre (2.1km)**
- 📍 **Leanyer Water Park (2.2km)**
- 📍 **Casuarina Senior College (3km)**
- 📍 **Charles Darwin University (3.5km)**

☒ Royal Darwin Hospital (4km)

☒ Casuarina Beach (5km)

Additional Information as follows:

☒ Council Rates: Approx \$1,750 per annum

☒ Year Built: 1983

☒ Planning Scheme Zone: Low-Medium Density Residential

☒ Area under Title: 171sqm

☒ Status: Vacant Possession

☒ Rental Estimate: \$550-\$600 per week

☒ Body Corporate Fees: Approx \$1,048 per quarter

☒ Settlement Period: 45 days

☒ Easements as Per Title: Nil