

24 Legune Ave, Leanyer, NT, 0812

CENTRAL

House For Sale

Thursday, 29 August 2024

24 Legune Ave, Leanyer, NT, 0812

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Type: House



Simon Watts
0889433030

Main Character Energy!!

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Home makers will flock to this stylish turnkey abode in the family friendly suburban setting of Leanyer – moments from great schools and parklands and only 5 mins to the beach – this home has lifestyle and location with a luxury package to indulge in.

Gated at street level with a huge roofline that will be perfect for the boats, caravan or the everyday vehicle to park under, the home has manicured gardens and rolling green lawns with easy care tropical plants as well as a side verandah spanning the length of both sides of the home.

Inside has been renovated extensively with a modern approach that will excite the home makers. There is a generous open plan living, dining and kitchen space with tiled flooring underfoot and air-conditioning along with sliding doors through to the outdoor entertaining areas. The kitchen has an island bench with breakfast bar seating and pendant lighting along with a double door pantry.

Down the hallway are three bedrooms each with large sliding windows that let through plenty of natural lighting. There is a modern bathroom with a glass framed bathtub / shower combo and a vanity with built in storage space plus a separate toilet and the laundry room amenities which are likewise modern and well adorned with ample storage space.

In addition to the home there is a private rentable asset at the rear of the home with its own kitchenette and bathroom facilities, side verandah and a gazebo entertaining space. Additionally, there is a side carport parking area and a garage / storage space with roller door access.

Down the side of the home is an outdoor entertaining area with fairy lights strung low over the lush lawns and tropical gardens. Built in off the verandah is a 5th bedroom / home office option with air-conditioning.

Around the suburb:

- Walking distance to Good Shepherd Lutheran College, Leanyer Primary & Preschool
- A short walk to local public transport options
- A 3-minute car ride will see you to Hibiscus Shopping Centre with all your necessities; Woolworths, bakery, chemist, news agency & local takeaway. Hibiscus Tavern and Dollys Bar are nearby for a Saturday night meal with the family.
- Casuarina Square is only 5-minutes away with for all your shopping needs and The Quarter for a bite to eat.
- The morning commutes to the CBD will only be 20 minutes.

Council Rates: Approx. \$2,000 per annum

Area Under Title: 863 sqm

Zoning: LR (Low Density Residential)

Status: Vacant Possession

Rental Estimate: \$780- \$800 per week

Vendors Conveyancer: KeyLaw Conveyancing

Settlement period: 40 days or variation on request

Deposit: \$30,000 or variation on request

Easements as per title: Easement to Power and Water Authority