

38 Coburg Drive, Leanyer, NT 0812

SMART.

House For Sale

Monday, 8 July 2024

38 Coburg Drive, Leanyer, NT 0812

Bedrooms: 4

Bathrooms: 2

Parkings: 3

Area: 804 m2

Type: House



Stewie Martin

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. Please copy and paste the following link for reports:

<https://rb.gy/5hs6lx> Family enclaves don't come much better than this! On a generous block, backing onto parkland, stands the perfect home to watch your family grow. Ground level, with four bedrooms, including a standalone suite, and surrounded by the best of family amenities. Life flows through this ground level, four-bedroom home. Coming in, we're greeted by the spacious veranda; with cool tiled floors and room for a lounge, separate dining and all overlooking the in-ground pool. Stepping inside, the open plan layout is bright and boasts exceptional functionality and storage. The modern kitchen with sleek cabinetry including pantry and stainless-steel appliances, is designed to offer great workflow and ample bench space. Sunlight pours in through the sliding doors, the louvres carrying the breeze making the living and dining area comfortable and relaxing. The built-in media unit adding the extra touch here. Visiting the sleeping quarters, we find bedrooms two and three to be well-appointed with bedroom two offering a built-in robe. Coming to the master suite, this is a parent's dream. Flanked by built in bookcases, a barn door leads to your private study with fitted desk and plenty of storage. From here, the beautifully finished ensuite with huge soaking tub, shower, WC and double storage vanity. The family bathroom then showcases similar finishes with a double storage vanity, walk-in shower and separate WC. The laundry sits adjacent and offers entry to bedroom four. Bedroom four can be accessed internally or from its own external entry leading through another great study. If generational living is on your mind, this really gives you an excellent option. The suite is very spacious, and the layout offers direct access to the family bathroom. Stepping outside, from entertaining to everyday, this is where life is lived. The sparkling in-ground pool, huge workshop shed and stretching beyond to the beautiful pergola, perfectly positioned to keep an eye on kids in the park just out the back gate. Surrounded by the park and with schools on your doorstep, this is family living at its finest, truly a space to see your family grow.

Property Features:

- Completely renovated, indoor / outdoor lifestyle home
- Ground level and spacious
- Full master suite including study
- Bedroom four with own external access
- Sparkling in-ground pool and low maintenance lawn
- Huge workshop shed
- Private, established garden
- Rear gate to Peace Park and playground
- Remote gate access
- Schools, parks and shops on the doorstep, transport links just moments away

Key Neighbourhood Features:

- Woolworths Leanyer (650m)
- Good Shepherd Lutheran College (750m)
- Leanyer Primary School (1km)
- Casuarina Shopping Centre (1.8km)
- Leanyer Water Park (2.3km)
- Sanderson Middle School (2.8km)
- Royal Darwin Hospital (3.3km)
- Charles Darwin University (3.3km)
- Coles Northlakes (3.7km)
- Casuarina Beach (4.6km)

Additional Information as follows:

- Council Rates: Approx \$2,100 per annum
- Year Built: 1984
- Planning Scheme Zone: Low Density Residential
- Area under Title: 804sqm
- Status: Vacant Possession
- Rental Estimate: \$700-\$750 per week
- Settlement Period: 45 days
- Easements as Per Title: Nil

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.