

3/13 Baroalba Street, Leanyer, NT 0812

CENTRAL

Unit For Sale

Thursday, 29 February 2024

3/13 Baroalba Street, Leanyer, NT 0812

Bedrooms: 2

Bathrooms: 1

Type: Unit



Michael Van De Graaf
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\$315,000

To view webbook with more property information text 13BAR to 0488 810 057 Offering low maintenance living in a wonderfully convenient location, this ground level unit is the perfect find for first home buyers, downsizers and investors looking to buy in this appealing northern suburbs setting.

- Attractive two-bedroom unit in quiet complex close to parks, shops and transport
- Bright, carefully considered layout delivers easy, low maintenance living
- Versatile open-plan living area with neat galley-style kitchen set off to one side
- Easy flow out to paved rear courtyard, which is fully fenced and easy to care for
- Two generously proportioned bedrooms, each with built-in robe
- Centrally located bathroom features bath, shower and separate WC
- Split-system AC and tiled floors assist in keeping interior cool year-round
- Internal laundry offers convenient access to rear patio
- Single carport with adjoining storeroom and handy internal access

Comfortable and functional, with potential to update in future to add value

With this appealing two-bedroom unit, everyday living has never been more effortless – and thanks to its location, everything you need is right on the doorstep! Upon entering the unit, you are greeted by a beautifully lit open-plan living area, which connects seamlessly to a paved rear courtyard. Easily tidied up, this alfresco space would not only be great for entertaining and relaxing, it is also superbly easy to maintain. Back inside, note how the tidy galley-style kitchen offers handy breakfast bar dining and plentiful storage space, before checking out the two good-sized bedrooms. Both featuring built-in robes, the bedrooms are conveniently located beside the central bathroom with bath, shower and separate WC. As you would hope, the interior is kept comfortable year-round by split-system AC in every room, while additional functionality is found in an internal laundry and single carport with adjoining storeroom. Entirely move-in ready, the unit could also provide potential for buyers planning to carry out updates in future. Surrounded by leafy parks and playgrounds, the unit is peacefully positioned just a short walk from Hibiscus Shopping Centre and Hibiscus Tavern, as well as a medical centre, transport and other essential services. Meanwhile, major shopping, dining and entertainment can be found four minutes away in Casuarina Square, with nearby Leanyer Recreation Park providing the perfect place to cool off. Add this excellent prospect to your shortlist and arrange your inspection today.

Council Rates: Approx. \$1750 per annum
Status: Vacant
Possession Body Corporate: \$899pq
Settlement period: 45 Days
Deposit: 10% or variation on request