

46 Savannah Drive, Leanyer, NT, 0812



House For Sale

Monday, 28 October 2024

46 Savannah Drive, Leanyer, NT, 0812

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Stewie Martin

Selling Thursday 31st October @ 5.45pm

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 link for reports & more information: <https://rb.gy/muibat>

Welcome to this truly spacious family home, featuring a master bedroom that overlooks established hedges and the front of the property. Enjoy his and hers built-in robes leading to an ensuite complete with a spa bath, shower, floor-to-ceiling tiles, and direct access to your entertaining space.

Bedrooms 2 and 3 have been extended into large double spaces, offering a large open area perfect for a teenager's retreat, media room or games room. Both rooms include split system A/C and built-in robes, ensuring comfort. Bedroom 2 also features carport access, making it an ideal space for a small office with easy outdoor entry.

Bedroom 4 looks out over the stunning backyard, with glass sliding door access, A/C, and built-in robes. The main bathroom is elegantly designed with floor-to-ceiling tiles, a wall-to-wall glass shower screen, double shower and a modern vanity.

Wood-look timber floors throughout the main living area create a warm, inviting atmosphere. The open plan design, with large triple sliding doors on either side, allows for refreshing cross breezes and versatility for entertaining.

A modern kitchen showcases polished mahogany countertops, a powered island bench, and wrap-around cabinetry. Equipped with an induction cooktop, rangehood, built-in oven, Bosch dishwasher, and dual basin sink, this kitchen meets all your culinary needs.

The driveway and side access feature full exposed aggregated concrete, edged with variegated miniature bamboo for added privacy. Enjoy the convenience of a carport with space to park a boat, caravan, and multiple vehicles securely off-street.

Step outside to a wide full-length tiled veranda that stretches across the back of the home, complete with ensuite access to a W/C for guests. Double sliding doors connect the outdoor living area and the fourth bedroom, creating a versatile entertaining and guest space.

Overlook established tropical gardens with rolling green lawns that are kept green and lush by a fully automatic reticulated system and a garden shed for all your tools. A massive entertaining area surrounds the gigantic inground salt water swimming pool with a robotic pool cleaner, fully paved and fenced, providing ample room for lounging in the shaded area while enjoying a BBQ or picnic.

Situated in the highly sought-after Leanyer area, this home is conveniently located near Casuarina Shopping Square, and within walking distance of Hibiscus Shopping Centre, a variety of schools, and Lake Leanyer Recreation Park. Don't miss out on this incredible opportunity!

Property Highlights:

- ☑ Truly spacious master bedroom overlooking established hedges and the front of the property
- ☑ His & Hers built in robes, leading to an ensuite with spa bath and shower, floor to ceiling tiles and access straight to your entertaining space
- ☑ Bedroom 2 & 3 have both been extended to include a large open space perfect for a teenager's retreat, games room both have split system A/C & built in robes
- ☑ Bedroom 2 also has access to the carport potential for running a small office with easy outside access
- ☑ Bedroom 4 looks out over the amazing back yard and has glass door sliding access along with A/C and Built in robes

- ☒ Main bathroom includes floor to ceiling tiles, wall to wall glass shower screen and vanity
- ☒ Wood-look timber floors through the main living space give the home a warm and inviting feel
- ☒ Open plan living area and triple sliding doors on either side of the space allow for cross breezes and versatility when entertaining
- ☒ Modern kitchen with polished mahogany countertops, powered island bench and wrap around cabinetry.
- ☒ Induction cooktop & rangehood with built in oven, dishwasher and dual basin sink
- ☒ Driveway and side access of the home is full concreted, edged by variegated miniature bamboo for privacy
- ☒ Carport and space to park a boat, caravan and multiple other vehicles all off street and secure
- ☒ Full length veranda across the whole back of the home, and some of the best lawns seen in Darwin
- ☒ Veranda is fully tiled and has ensuite access to W/C for guests, double sliding doors to living area and 4th bedroom access this is one versatile space!
- ☒ Overlooking the established tropical gardens you have rolling green lawns that are kept green & lush by a fully automatic reticulated system and a garden shed to keep all your tools
- ☒ Massive entertaining space around the gigantic inground salt water swimming pool that comes with a robotic pool cleaner fully paved and fenced there is room to sit around the shaded pool area and enjoy a BBQ or picnic while you have a swim
- ☒ Situated in the ever-popular Leanyer area, you are close to Casuarina Shopping Square, a multitude of schools and Lake Leanyer Recreation Park

Key Neighbourhood Features:

- ☒ Hibiscus Shopping Centre (900m)
- ☒ Leanyer Primary School (950m)
- ☒ Wulagi Primary School (1.6km)
- ☒ Sanderson Middle School (1.8km)
- ☒ Casuarina Shopping Centre (2.5km)
- ☒ Anula Primary School (2.6km)
- ☒ Charles Darwin University (4.2km)
- ☒ Royal Darwin Hospital (4.8km)

Additional Information as follows:

- ☒ Council Rates: Approx \$2,200 per annum
- ☒ Year Built: 1980
- ☒ Planning Scheme Zone: LR (Low Density Residential)
- ☒ Area under Title: 829sqm
- ☒ Status: Vacant Possession
- ☒ Rental Estimate: \$700-\$730 per week
- ☒ Settlement Period: 45 days
- ☒ Easements as Per Title: Nil

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 any time.