

1/3 Grassland Crescent, Leanyer, NT, 0812

CENTRAL

Unit For Sale

Monday, 28 October 2024

1/3 Grassland Crescent, Leanyer, NT, 0812

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Unit



Simon Watts
0889433030

Effortless Lifestyle!!

To view building/pest reports or to place a bid/offer text 1GRS to 0488 810 057

Located in the highly sought-after suburban setting of Leanyer – only moments from quality schooling zones, local shops and parklands and about 10 minutes from the breezy coastline – this property offers exceptional buying power for the homemakers or the investors.

Screened from the street with a mix of tropical and native gardens, this property has a single-side carport parking bay and secure access into the property via gated entry to the courtyard. There is a full-length verandah for effortless entertaining options that overlooks a grassy yard area and established gardens with built-in privacy screens that let through the cool breezes whilst still offering protection from the elements.

Around the side is a sun-drenched outdoor entertaining area with a bird aviary and a veggie patch whilst within the back courtyard is a garden shed, clothesline and concrete utility space where you could park the bike or move in the trailer.

Inside the home has a modern vibe with crisp white walls and tiled flooring along with banks of louvered windows that let in the natural light. The kitchen has wrap-around counters with a corner pantry and corner cooktop plus overhead storage space and a free-standing island bench.

Down the hallway are three bedrooms each with a built in robe and A/C plus the bathroom which hosts a shower and a corner vanity.

This property has a turn-key approach, maintained by an active homemaker looking to move on, there is nothing to do except unpack and enjoy this tranquil abode.

Around the suburb:

- Just a short stroll to Good Shepherd Lutheran College, Leanyer Primary, and Preschool
- Conveniently close to public transport, only a quick walk away
- A 5-minute walk to Hibiscus Shopping Centre, offering Woolworths, a bakery, chemist, newsagent, and takeaway spots. For a family dinner, Hibiscus Tavern and Dolly's Bar are nearby
- Enjoy 10-minute drive to the beautiful casuarina coastline and a swift 20-minute morning commute to the CBD and just a
- Only 5 minutes by car to Casuarina Square, where you'll find all your shopping needs, plus The Quarter for a variety of dining options

Council Rates: Approx. \$1,800 per annum

Area Under Title: 380sqm

Zoning: LMR (Low-Medium Density Residential)

Status: Vacant Possession

Rental Estimate: \$520 - \$550 per week

Vendors Conveyancer: Voeuk Conveyancing

Settlement period: 40 days or variation on request

Deposit: \$20,000 or variation on request

Body Corporate: Self-Managed (Pets allowed)

Body Corporate Levies: Approx. \$990 per quarter (Insurance & Water)

Easements as per title: Sewerage easement to Power and Water Authority