



## 3/1 Armstrong Street, LEANYER, NT 0812

### SIMPLY SENSATIONAL

Newly renovated throughout, this ground level garden unit is certain to impress. Situated at the front of a small complex of only five and boasting a wrap around private courtyard with its own fabulous inground pool, the owners have gone all out to transform this delightful residence into a tropical retreat.

Backing onto parkland with a newly refurbished children's play-ground, there is so much to like about this two bedroom townhouse style unit.

The brand new showpiece kitchen is absolutely stunning and has ample cupboards in striking grey decor with gleaming marble look stone benches and a large wall oven. The unit has also been newly painted throughout with new fans and air conditioners and the bathroom has also been upgraded with a new toilet and shower screen.

The L-shaped living and dining area is generously proportioned allowing for a dedicated dining space near the kitchen. Both bedrooms are of a good size with split-system air conditioning and this lovely residence is tiled throughout.

There is also a large laundry which doubles as a storeroom, undercover parking and

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**TYPE:** Sold

**INTERNET ID:** 18568144

**SALE DETAILS**

**UNDER OFFER**

**CONTACT DETAILS**

**Darwin**

70 Smith Street  
DARWIN, NT  
08 8981 1822

**Maria Georges**  
0412 343 842

crim-safe security doors and windows throughout.

The outdoor entertainment area has an undercover paved patio which overlooks the fenced pool and landscaped garden and merges with the adjacent park creating a sense of wide, open spaces.

This low maintenance residence also has the benefit of a self-managed body corporate keeping costs down.

Superbly situated in leafy Leanyer, minutes to the Hibiscus and Casuarina Shopping Centres and also minutes to the Royal Darwin and Private Hospitals, as well as the Charles Darwin University plus a host of great local schools.

The spectacular Casuarina Coastal Reserve is also within easy reach and a leisurely bike ride away.

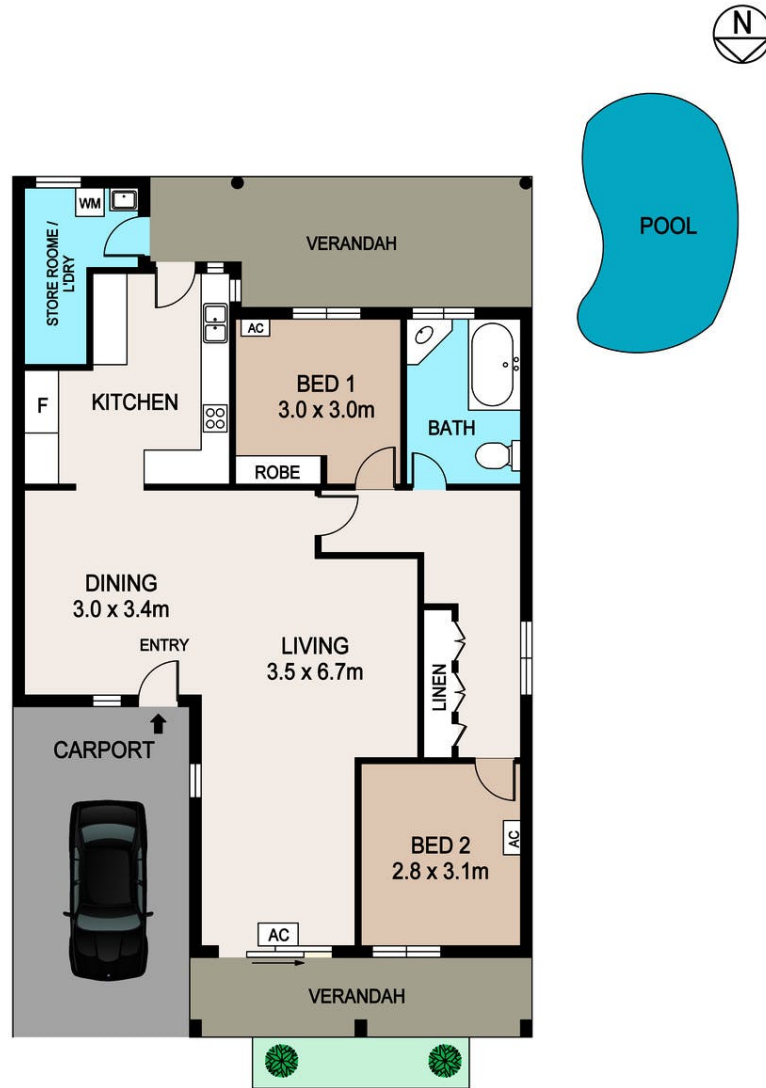
This is undoubtedly a great opportunity to purchase a fantastic and well located, low-maintenance property, that has already been renovated and best of all, it is very affordable.

Other features: Built-In Wardrobes, Close to Schools, Close to Shops, Close to Transport, Garden

- Bedrooms: 2
- Bathrooms: 1
- Single carport
- Swimming Pool
- Air Conditioning







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