



4 Bramble Court, LEANYER, NT 0812

VERSATILE FAMILY HOME IN THE HEART OF LEANYER

Positioned in one of Leanyer's most desirable pockets, this solid four-bedroom ground level residence blends timeless character with modern upgrades. Its classic exposed brick facade and striking cathedral ceilings with exposed beams create an inviting first impression, while thoughtful enhancements elevate the home's functionality. A spacious shaded garden terrace adds yet another outdoor living zone, ideal for relaxed family gatherings or entertaining friends. Beautifully maintained and exceptionally spacious, the home offers three bedrooms within the main dwelling plus an adjoining fourth bedroom with ensuite accessed via the great sized rumpus room. The open plan layout connects the sunken lounge, dining and kitchen creating a seamless open plan living environment.

What we love about this home:

- Expansive open plan living and dining area with sliding doors to the verandah, a sunken lounge and exposed timber cathedral ceilings
- Generous modern kitchen offering timber look cabinetry, a full-sized pantry, dishwasher provision, ceramic cooktop, double stainless steel sink, ample bench space and overhead storage

TYPE: For Sale

INTERNET ID: 300P194268

SALE DETAILS

FASTRAK

CONTACT DETAILS

leanyer

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- Four spacious bedrooms, three within the main home, all with built in robes and a beautifully upgraded ensuite and walk in robe to the main bedroom
- Fourth bedroom adjoins the home, fully tiled, air conditioned and complete with its own ensuite
- Practical main bathroom featuring a glass screened shower, bath, floor to ceiling tiles and a mirrored vanity with storage
- Split system air conditioning and ceramic tiling throughout, complemented by a mix of downlights, wall lighting, security screens and window furnishings
- Cosy rumpus room/kitchenette/laundry room to service the fourth bedroom as a self contained style retreat
- Wide tiled verandah overlooking tropical gardens, perfect for alfresco dining, a home gym setup or simply unwinding outdoors
- Established tropical gardens and lush lawns featuring a spacious alfresco terrace with shade sail, ideal for BBQs and outdoor entertaining
- Additional features include a large garden shed, solar panels, solar hot water system, undercover carport and extra parking space to the side for the family boat or caravan

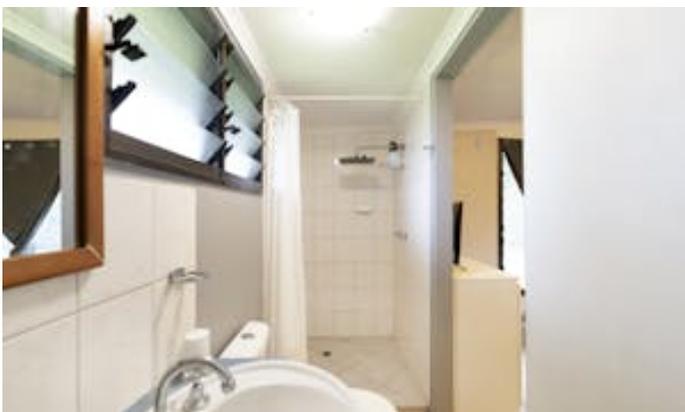
Set within a family friendly and highly sought after suburb, this home offers an exceptional blend of indoor and outdoor living, privacy and convenience. Schools, shops, public transport, and recreational facilities are all close by, making everyday life effortless. With its solid construction, flexible layout and prime location, this property is an outstanding opportunity for both owner occupiers and investors.

The current owner has placed the property on the FASTRAK sale process and is willing to look at all offers as there is no set price. [Make a Start with Team Derek Hart](#)

Other features: Close to Schools, Close to Shops, Close to Transport

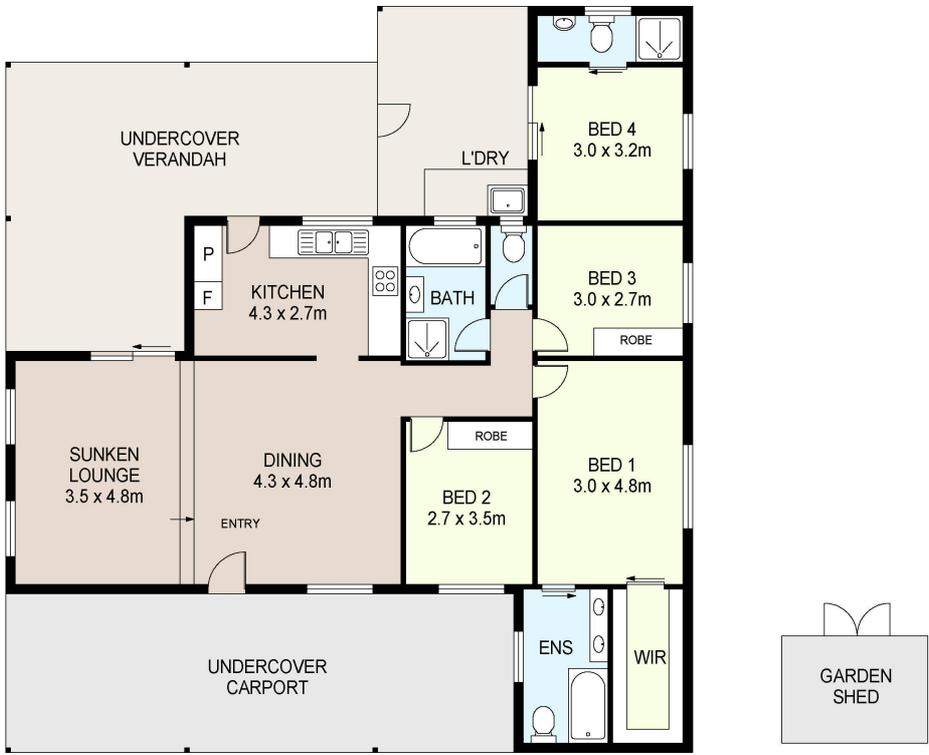
- Land Area 808.00 square metres
- Bedrooms: 4
- Bathrooms: 3
- Car Parks: 2
- Ensuite







ALFRESCO TERRACE
WITH SHADE SAIL



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries

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