

## Araluen, 2/65 Tmara Mara Circuit

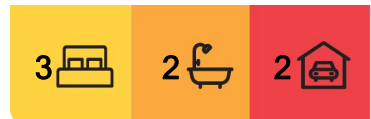
### Executive Home Without The Maintenance!

This designer two storey duplex is positioned at the top end of Tmara Mara Circuit and is surrounded by other quality homes in this sought after location.

Sparkling inside and out it is ready for occupation. Large cream and beige toned ceramic tiles cover the expansive ground floor living areas. A discreet formal entrance leads to the modern gas kitchen that offers a large breakfast bar, plenty of cupboard space, dishwasher, and stainless-steel fixtures.

Glass French doors lead from the expansive living and dining areas to the undercover rear patio and immaculate landscaped garden surrounds. You will enjoy complete privacy when outdoor entertaining as there are no rear neighbours, just a stunning bush backdrop.

There is a generous sized second living area upstairs which is perfect as a family room or theatre room. This living area features raked ceilings, ducted reverse cycle air conditioning



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2C8AFD5](http://ljhooker.com.au/2C8AFD5)

**Contact**  
**Gail Tuxworth**  
0418 897 009  
[gtuxworth@ljhalicesprings.com.au](mailto:gtuxworth@ljhalicesprings.com.au)

**LJ Hooker Alice Springs**  
**(08) 8950 6333**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

and turret styled windows.

All three bedrooms are upstairs, the main bedroom has a beautiful ensuite bathroom and walk in robe while the remaining two bedrooms have built in robes.

Storage is not a problem. There is plenty of space under the enclosed stairwell as well as deep cupboards in the laundry. A convenient third toilet at entry level adds to the benefits.

There is an auto double lock up garage with internal access and a 6.5kw array of solar panels that will surely assist with the power bills. LED lighting has been installed throughout and the instantaneous gas hot water won't let you down. What a home!

- Designer two storey duplex in top location
- All bedrooms and second living area upstairs
- Elegant fully tiled bathrooms with soaker tub
- Array of solar panels to keep power bills in check
- Private outdoor entertaining, no rear neighbours!
- CrimSafe throughout
- Council Rates \$2,040.65 p.a.

## More About this Property

<b>Property ID</b>	2C8AFD5
<b>Property Type</b>	DuplexSemi-detached
<b>Land Area</b>	487 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Solar Panels Internal Laundry Walk in robe Fully fenced back

**Gail Tuxworth 0418 897 009**  
Sales Representative | [gtuxworth@ljhalicesprings.com.au](mailto:gtuxworth@ljhalicesprings.com.au)

**LJ Hooker Alice Springs (08) 8950 6333**  
Suite 2 52 Hartley Street, ALICE SPRINGS NT 0870  
[alicesprings.ljhooker.com.au](http://alicesprings.ljhooker.com.au) | [office@ljhalicesprings.com.au](mailto:office@ljhalicesprings.com.au)



**LJ Hooker Alice Springs**  
**(08) 8950 6333**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.