







2 Kempeana Crescent, Araluen

Summer Living at Its Best

Set on an enviable 1,000sqm allotment within a private subdivision and surrounded by quality homes, this spacious family residence enjoys a prime position adjacent to Araluen Christian School and captures stunning western views across the desert park to the magnificent MacDonnell Ranges.

Designed for comfortable family living and effortless entertaining, the home offers multiple indoor and outdoor spaces to enjoy.

At the front of the property, a double garage provides internal access, complemented by additional off-street parking for family and guests. Entry is available via the welcoming front patio or directly from the garage.

Inside, two separate living zones cater to both relaxation and entertaining. A formal, carpeted lounge at the front features sliding door access to the outdoors, while the rear of the home opens to a generous tiled family and dining area adjoining the kitchen.

The well-appointed gas kitchen is designed for practicality and connection, featuring a large breakfast bar ideal for entertaining, dishwasher, appliance cupboard, and ample storage. A glass sliding door extends the living space to the outdoor verandah and expansive

4 2 2

FOR SALE
$675,000

AGENTS
Gail Tuxworth
0418 897 009
gtuxworth@ljhalicesprings.com.au

AGENCY
LJ Hooker Alice Springs
(08) 8950 6333

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Interested parties must rely solely on their own enquiries.

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lawn area — perfect for children and gatherings.

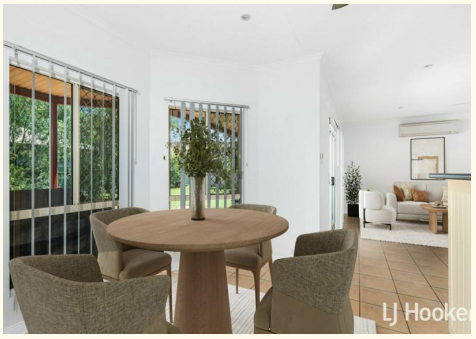
The spacious main bedroom suite enjoys a charming bay window overlooking the front yard, along with a walk-in robe and private ensuite. Three additional bedrooms include built-in robes, carpets, and ceiling fans. Comfort is assured year-round with ceiling fans and split-system reverse cycle air conditioning throughout.

A convenient three-way family bathroom — complete with separate toilet, vanity, and shower room — services the minor bedrooms with ease.

Outdoors, the backyard is the true hero of the home. A free form inground pool offers the perfect retreat during the long summer months, while rear vehicle access provides practical space for trailers, caravans, or yard equipment.

Additional highlights include:
· Solar panel system to help manage electricity costs
· Gas hot water system
· Generous block size with excellent privacy
· Desirable location with breathtaking sunset views

Whether you're searching for a comfortable family residence or a smart investment opportunity, this impressive four-bedroom, two-bathroom home delivers space, lifestyle, and location in one complete package.











MORE DETAILS

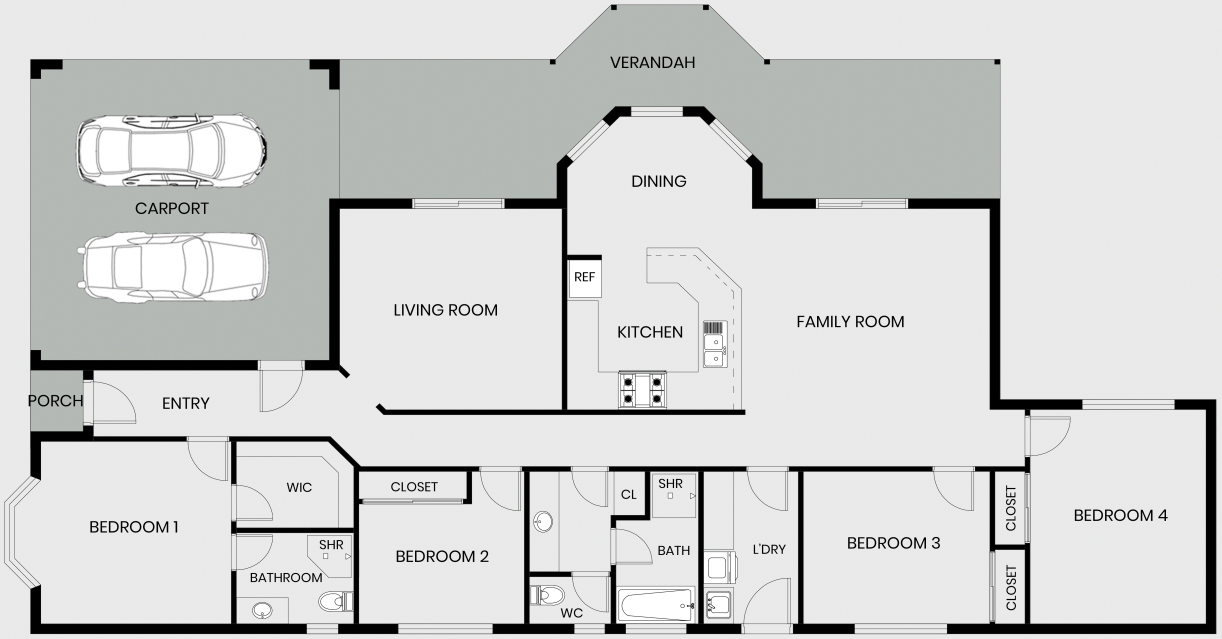
Property ID	2D6UFD5
Property Type	House
House Size	200 m2
Land Area	1000 m2
Including	Ensuite
	Air Conditioning
	Pool
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Remote Garage
	Solar Panels

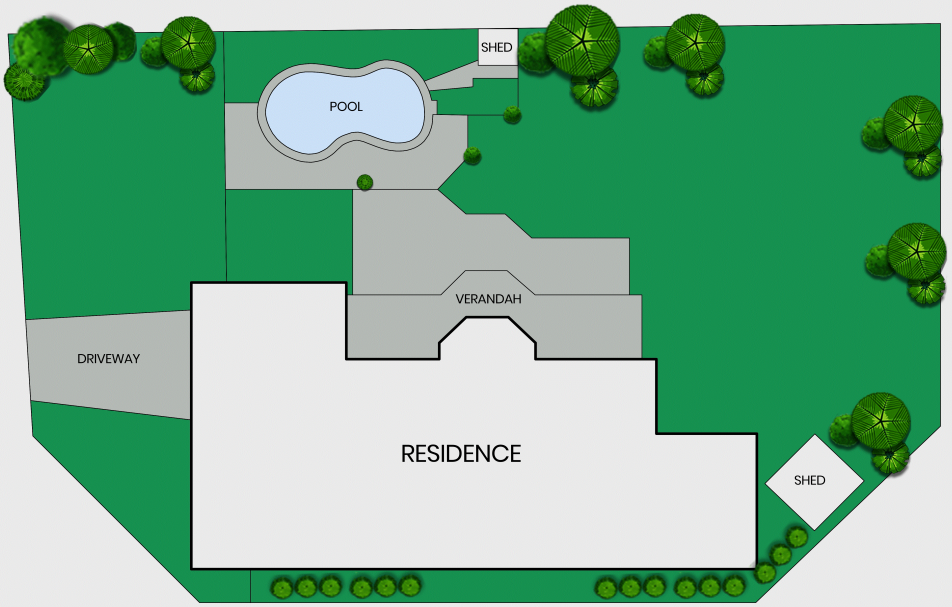
Gail Tuxworth 0418 897 009
Sales Representative | gtuxworth@ljhalicesprings.com.au

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

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