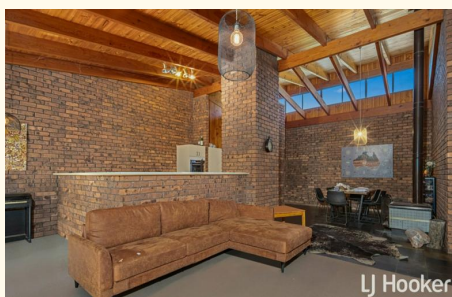


LJ Hooker



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28 Battarbee Street, Araluen

Spacious Family Living with Pool, Views & Room to Grow

Positioned in one of Araluen's most sought-after streets, this impressive family residence delivers the perfect combination of space, comfort and lifestyle on a substantial 1,120sqm allotment. Offering a peaceful setting with stunning natural surrounds, this is a home designed to accommodate growing families while embracing the beauty of Central Australia.

Built by a highly regarded local Alice Springs builder, this quality residence has stood the test of time and remains a testament to thoughtful design and craftsmanship. Lovingly held by the current owners for the past 24 years, the home has been enjoyed as a comfortable family sanctuary. Its timeless design, generous proportions and connection to the surrounding landscape create a warm and welcoming atmosphere that is increasingly difficult to find in today's market.

From the moment you arrive, the home's character and warmth are immediately evident. High timber-lined ceilings throughout the main living areas create a wonderful sense of space and add a natural earthy charm that blends perfectly with the surrounding landscape. Large windows have been thoughtfully positioned to capture natural

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FOR SALE
\$765,000

VIEW
Sat 20th Jun @ 11:30AM - 12:00PM

AGENTS
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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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light and picturesque views while maintaining comfort year-round.

The front living area enjoys beautiful views towards the MacDonnell Ranges to the south, creating a relaxing backdrop for everyday living. At the rear of the home, the north-facing dining and family room overlook the untouched hillside behind the property, offering a rare sense of privacy and connection to nature. Highlight windows facing south flood the home with additional natural light without introducing excess heat, making the interior bright and inviting throughout the day.

Designed with family living in mind, the generous floorplan offers four well-proportioned bedrooms, two bathrooms and multiple living spaces, ensuring there is room for everyone to enjoy their own space. The master bedroom is complemented by an ensuite bathroom, which conveniently also provides access to the pool area, making outdoor entertaining both practical and enjoyable.

The versatile layout includes a dedicated study or home office, ideal for those working remotely, running a home business, or simply needing additional space for study and hobbies.

Stepping outside, you'll discover a large outdoor entertaining area that seamlessly extends the living space and provides the perfect setting for weekend barbecues, family celebrations or simply relaxing with friends. The sparkling in-ground swimming pool is surrounded by established gardens and lawn areas, creating a private oasis for cooling off during the warmer months.

One of the property's most unique features is its direct outlook onto the natural, unspoilt hillside at the rear. Rather than neighbouring homes, you'll enjoy a tranquil natural backdrop where native wildlife and changing seasonal colours become part of your everyday view. The expansive block also provides plenty of room for children and pets to play, making it an ideal family environment.

Conveniently located within the highly regarded Araluen suburb, the property is close to quality schools, parks, sporting facilities, shopping centres and the popular Araluen precinct. This blue-chip location continues to be one of Alice Springs' most

desirable residential areas, offering both convenience and a strong sense of community.

For investors, the property is currently leased on a periodic tenancy at \$750 per week, providing immediate rental income while retaining flexibility for future owner-occupiers.

Property Features:

- Four generous bedrooms
- Two bathrooms, including ensuite with convenient pool access
- Multiple living and entertaining areas
- Dedicated study or home office
- High timber-lined ceilings throughout living areas
- Light-filled interiors with highlight windows
- Front living room with MacDonnell Range views
- North-facing dining and family room overlooking natural hillside
- In-ground swimming pool
- Large outdoor entertaining area
- Built-in robes
- Double car accommodation
- Established gardens and lawn areas
- Large 1,120sqm allotment
- Peaceful rear outlook onto unspoilt natural bushland
- Highly sought-after Araluen location

- Currently leased on a periodic basis at \$750 per week

Offering an exceptional combination of space, privacy, natural beauty and family-friendly living, this is a rare opportunity to secure a quality home in one of Alice Springs' most tightly held neighbourhoods.

Space, comfort and lifestyle combine to create the perfect family retreat. Contact Dom Miller at LJ Hooker Alice Springs today to arrange your inspection.

MORE DETAILS

Property ID	2DCSFD5
Property Type	House
Land Area	1120 m2
Including	Study
	Evaporative Cooling
	Pool
	Built-in-Robes

Dominic Miller 0418 897 767

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