







40 Tmara Mara Circuit, Araluen

Panoramic Desert Views from an Elevated Retreat

Positioned in one of the area's most desirable and tightly held locations, this home enjoys a breathtaking panoramic outlook across lush greenery, rolling outback hills and unforgettable desert sunsets. Offering both privacy and outlook, it's a residence that truly connects with its surroundings.

The lower level is thoughtfully designed with all four bedrooms, including two ensuites and a central family bathroom. Two bedrooms feature built-in robes, while the remaining two offer walk-in robes for added comfort and storage. The main bedroom is a true retreat, complete with sliding door access to a private outdoor entertaining area — the perfect spot to enjoy your morning coffee in peace.

A striking spiral staircase leads to the upper level, where open-plan living and dining take centre stage. Here, a full-height window spans the living space, framing the sweeping views and flooding the home with natural light.

The kitchen is well appointed with a gas cooktop, oven, dishwasher and pantry, along with a window overlooking the surrounding bushland — and on occasion, visiting kangaroos. Adjacent to

4 3 3

FOR SALE
$740,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Alice Springs
(08) 8950 6333

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.

the kitchen is a built-in study nook, ideal for a home office or a dedicated homework zone.

Sliding doors from the living area open to a stunning balcony that captures expansive neighbourhood views and uninterrupted sunset vistas.

Completing the home are a sparkling swimming pool, carport, reverse-cycle air conditioning to the upper level, and split-system air conditioning in every bedroom and the kitchen.

A rare offering combining outlook, privacy and thoughtful design — contact Tabatha today to make this exceptional home yours.

Council Rates: $2,136.56 p.a.
Currently rented for $1,100p.w. until 3/9/2028

MORE DETAILS

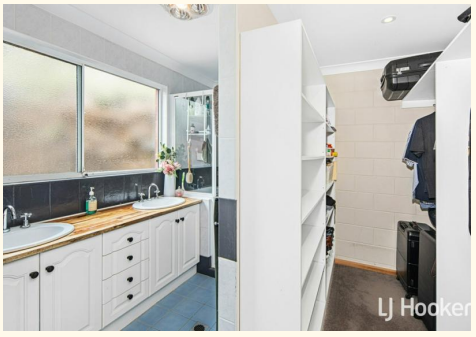
Property ID	2D65FD5
Property Type	House
Land Area	802 m2
Including	Study
	Air Conditioning
	Toilets (1)
	Pool
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Solar Hot Water
	Internal Laundry











Tabatha Ballard 0436 418 919
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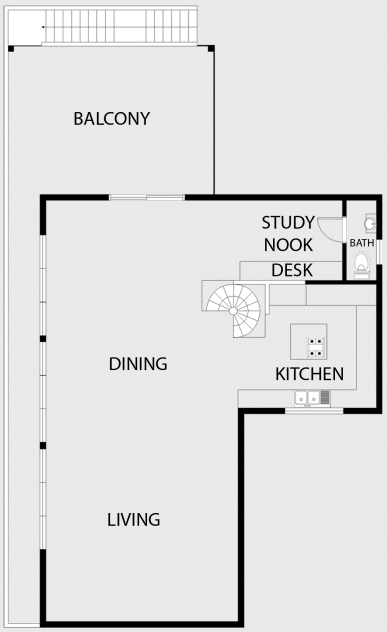
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GROUND FLOOR ON SITE PLAN



FIRST FLOOR

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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