



8 Griffiths Place, Araluen

Ultimate Living! 8 Griffiths Place – Offers Over \$800,000

An architecturally designed, split level home set amongst the tropical landscape on the 1,000 sqm allotment. This elegant family home offers a relaxed, resort-inspired lifestyle, perfectly positioned in one of Araluen's most tightly held pockets, this is a home designed to be lived in and enjoyed.

A gentle walk up to the front door sets the tone, and once inside you are immediately drawn to the soaring raked ceilings and the stunning use of glass, flooding the home with natural light and capturing beautiful garden and mountain views at every turn.

Near the entry, a gym room or home office provides the ideal space to work out or work from, while the adjacent formal lounge invites quiet evenings in while offering sweeping court views from the expansive, double front windows.

The main bedroom suite with huge walk-in robe and well-appointed ensuite bathroom is thoughtfully positioned on this level, creating a private retreat complete with a large picture window overlooking the smart street scape.

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FOR SALE

Please Call

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.

 **LJ Hooker**

At the heart of the home, the light and bright, black and white kitchen is designed for both everyday living and entertaining, featuring an island gas cooktop, ample storage, and a Miele dishwasher. From here, the spacious tiled family room becomes the natural gathering place—perfect for relaxed family time or hosting friends, with easy access to the magnificent under cover outdoor entertaining and stunning, tropically inspired inground pool.

Upstairs, three additional bedrooms each enjoy their own stunning outlook, whether across the MacDonnell Ranges or over the beautifully terraced gardens and pool.

All bedrooms on this level have cassette reverse-cycle air conditioning, built-in robes, and vertical blinds. Soak in the family bathtub while enjoying a panoramic outlook that makes every day routines feel special.

The laundry is also located on this level, with direct access to the clothesline for added convenience.

This is a home that blends architectural style with comfort, privacy, and an unmistakable sense of escape.

Completing the home is the double automatic lock-up garage, providing secure parking and storage as well as plenty of off-street parking.

Enjoy the Araluen lifestyle with the neighborhood walking and mountain bike tracks, children's playgrounds and the best environment that nature has to offer.

- Council Rates \$3,138.46 per annum
- Top location, split level family home
- Four bedrooms plus study/gym room
- Main bedroom with walk in robe/ensuite
- Two living areas, outstanding views
- Resort style, freeform pool, beautiful surrounds
- Stepped, reticulated, landscaped gardens
- Lock up auto garage.

MORE DETAILS

Property ID 2D4FFD5
Property Type House
Land Area 1000 m2
Including Ensuite
Air Conditioning
Ducted Cooling
Ducted Heating
Pool
Gym
Dishwasher
Outdoor Entertaining
Workshop
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Walk in Robe

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

