



## Araluen, 1/32 Taylor Street

### Best Of Both Worlds

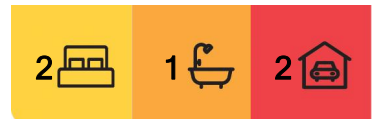
Want your own home but not the upkeep of a large block?

Don't miss viewing this two-bedroom, one-bathroom spacious duplex positioned in the sought after subdivision of Araluen.

Positioned on an enviable 500 sq metre allotment with a great sized front yard and a low maintenance, paved rear yard, ultimately blending in with the majestic hillscape at the rear.

Located on the high side of Taylor Street with the gentle rise to the concrete driveway and lock up single garage to the right-hand side. The front verandah gives ease of entry from the front, keeping it forever out of the weather and shaded access to the inside.

This solid, clay brick property offers spacious living and dining areas and features an elegant front bay window. The all-electric kitchen faces the front of the property and



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/2BKGF5](http://ljhooker.com.au/2BKGF5)

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

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features an arched breakfast bar servery, for ease of catering. There's plenty of bench and cupboard space, a double sink and a built-in wall oven.

Both bedrooms are of a generous size and offer built-in robes and sliding door access to the outdoor patio. Both timber venetian and roman blinds feature throughout while the floor coverings are cool, easy care, earth toned ceramic tiles.

A sliding glass door off the living area leads to the outdoor timber deck that has been constructed under the generous sized bull nosed verandah. This is the perfect outdoor spot to sip a drink while enjoying our balmy summer evenings.

A top location to enjoy either a quality investment or move in and call it home.

Touch base soon and book your own personal viewing.

- Council Rates - \$2,040.65
- Body Corp Fee's - NIL
- Fabulous location, quality, solid clay brick build
- Elegant bay window, spacious living and dining
- Both bedrooms BI robes, sliding doors to outside patio
- All electric kitchen, open plan dining/lounge
- Lock up garage, timber decked outdoor entertaining.

## More About this Property

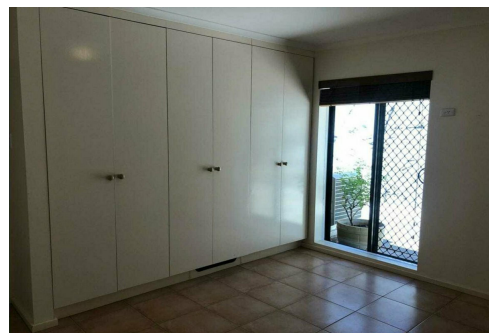
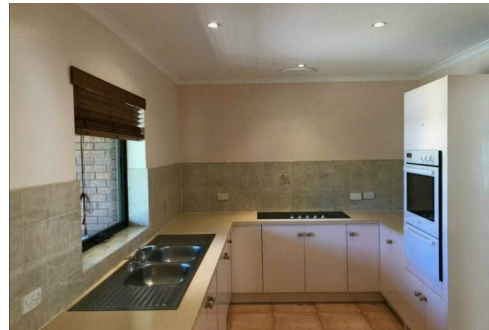
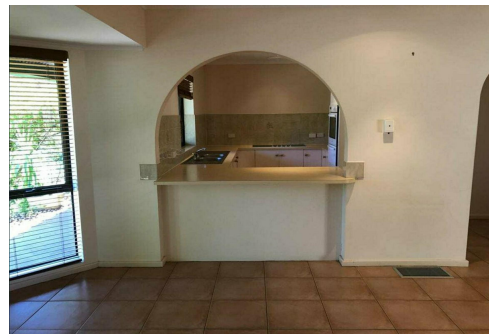
<b>Property ID</b>	2BKGF5
<b>Property Type</b>	Unit
<b>Land Area</b>	500 m2
<b>Including</b>	Evaporative Cooling Courtyard Deck Outdoor Entertaining Secure Parking Fully Fenced Remote Garage

**Gail Tuxworth 0418 897 009**

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