



3/13 Battarbee Street, Araluen

Small Complex, Great Location, Excellent Investment

Positioned in a small group of only three units in a desirable Araluen location, this spacious end unit offers privacy, low-maintenance living and excellent investment potential.

Surrounded by privately owned properties and with an attractive recently upgraded park directly across the road, the location adds considerably to the appeal. Body Corporate fees are low, with the owners managing the Body Corporate themselves.

Inside, the unit offers a generous open-plan living and dining area with split-system air conditioning, adjoining a well-equipped kitchen with excellent bench and storage space, electric cooktop, wall oven and grill.

Both bedrooms are an excellent size and feature built-in robes and tiled floors. There is also additional storage in the wide passage.

The bathroom is particularly spacious, with a full-size bath, separate shower recess and vanity, while the WC is conveniently separate.

Outdoor living is another real feature. The east-facing courtyard offers two covered patio areas, providing plenty of space for entertaining and

2 1 1

FOR SALE
\$295,000

VIEW
By Appointment

AGENTS
Dominic Miller
0418 897 767
dmiller@ljhalicesprings.com.au

AGENCY
LJ Hooker Alice Springs
(08) 8950 6333

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relaxing. A second south-facing courtyard provides further outdoor space and excellent potential to establish gardens or create another attractive outdoor area.

Vehicle accommodation is provided by a garage with roller door. For investors, the property has the added advantage of an existing tenant who is keen to stay. Current market rent is estimated at approximately \$500 per week, or around \$520 per week if split-system air conditioning is installed in both bedrooms.

Property Highlights

- End unit in a small complex of only three
- Desirable Araluen location
- Attractive upgraded park directly across the road
- Surrounded by privately owned properties
- Low Body Corporate fees
- Owners manage the Body Corporate themselves
- Two excellent-sized bedrooms with built-in robes
- Tiled floors to both bedrooms
- Spacious open-plan living and dining area
- Split-system air conditioning to living area
- Well-equipped kitchen with generous storage
- Full-size bath and separate shower
- Separate WC
- Excellent additional storage
- East-facing courtyard with two patio areas
- Second south-facing courtyard with further potential
- Garage with roller door
- Low-maintenance property
- Tenant keen to remain

Small complex, low ongoing costs, excellent outdoor areas and a quality Araluen location – this unit has all the ingredients for an appealing home or investment.

Body Corp fees: \$908.49 per quarter

MORE DETAILS

Property ID 2DGNFD5
Property Type Unit

Dominic Miller 0418 897 767

Sales Representative and Company Auctioneer |
dmiller@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

