



LJ Hooker



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

23 Dixon Road, Braithling

## Light-Filled, Move-In Ready Family Haven with Modern Upgrades

As you enter, you are greeted by an inviting formal foyer that sets a warm tone for the home. Adjacent sits the open plan living area, framed by a large front-facing window that fills the space with natural light. This flows seamlessly into the dining and kitchen zone, enhanced with newly installed timber-look flooring. The refreshed kitchen features an electric cooktop, oven, dishwasher and a generous breakfast bar that creates an ideal hub for family connection.

All bedrooms are carpeted and include ceiling fans and built-in robes. Two of the bedrooms are fitted with split-system air conditioning for year-round comfort. The family bathroom has been stylishly renovated, offering a modern double-sink vanity, sleek shower and a separate toilet for added convenience.

Sliding doors from the living area open to the undercover outdoor entertaining space, overlooking the lush, green lawn. Additional features include a shed, evaporative cooling for added climate control flexibility and proximity to local schools, shops and dining.

3  1  1 

**FOR SALE**  
\$465,000

**VIEW**  
Sat 13th Jun @ 10:45AM - 11:05AM

**AGENTS**  
Tabatha Ballard  
0436 418 919  
tdew@ljhalicesprings.com.au

Sam Linn  
0423 337 469  
slinn@ljhalicesprings.com.au

**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.

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Council Rate: \$2,380.20 p.a.  
Achievable rental: approximately \$650 p.w.

### MORE DETAILS

Property ID	2D41FD5
Property Type	House
Land Area	825 m2
Including	Air Conditioning Evaporative Cooling Pool Dishwasher Outdoor Entertaining Built-in-Robes Internal Laundry

#### Tabatha Ballard 0436 418 919

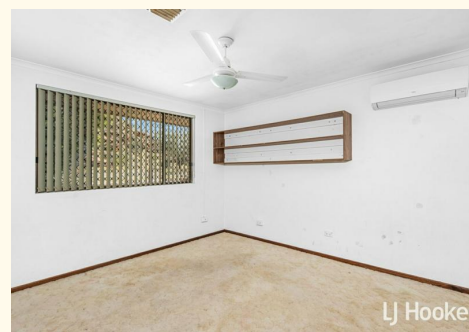
Sales Representative | [tdew@ljhalicesprings.com.au](mailto:tdew@ljhalicesprings.com.au)

#### Sam Linn 0423 337 469

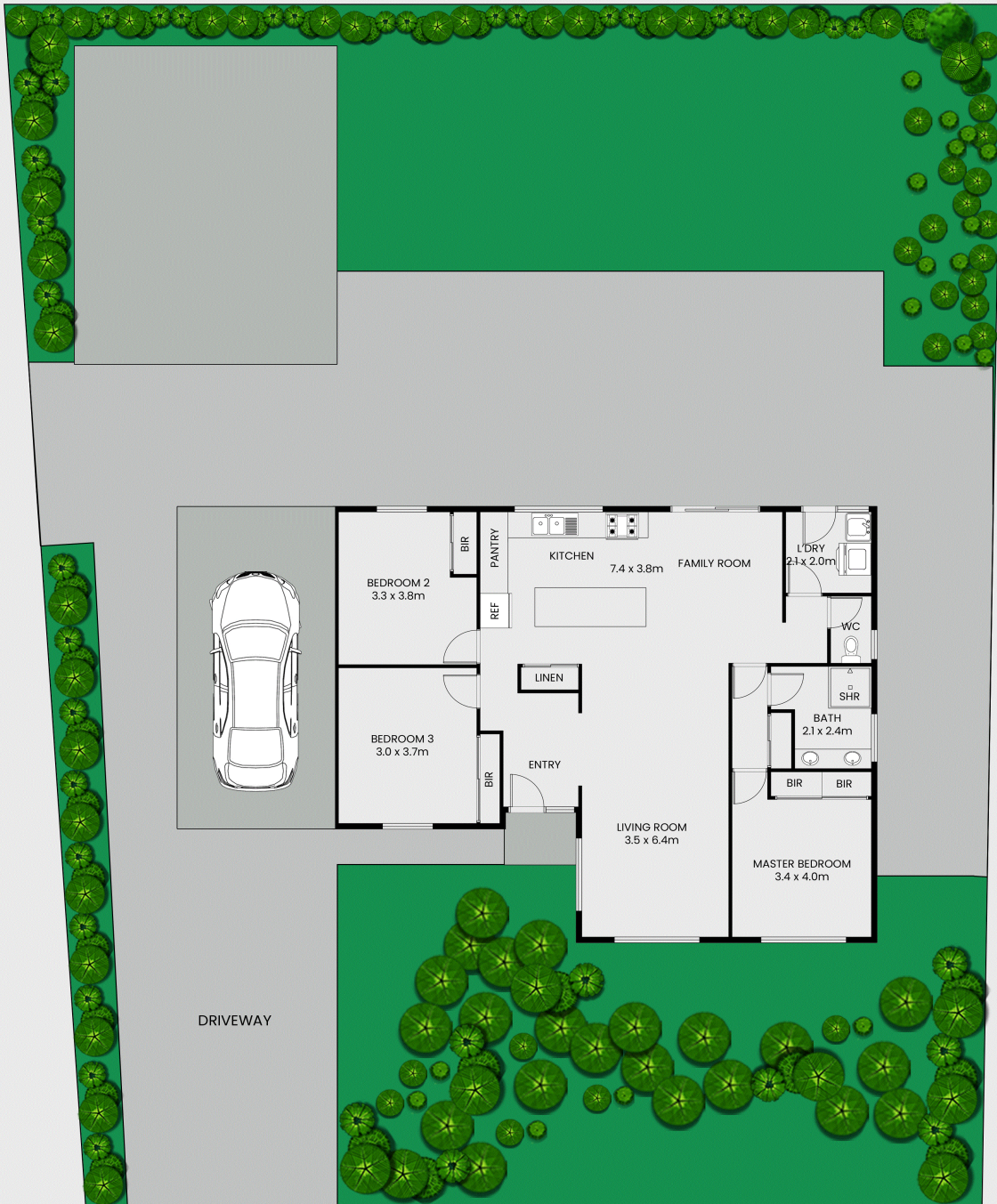
Sales Representative | [slinn@ljhalicesprings.com.au](mailto:slinn@ljhalicesprings.com.au)

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

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# 23 Dixon Road



## FLOOR PLAN ON SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.



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