4 Stone Street, Braitling

Sunshine, Citrus & Old Northside Charm

Set on a generous 1,070sqm block with no easements in the much-loved Old Northside, this charming property offers a rare opportunity to secure a large allotment and a well-loved home that's ready to move into.

A formal entrance welcomes you inside, with tiles throughout for easy maintenance. Both split-system air conditioning and evaporative cooling provide the best of both worlds for year-round comfort.

The extended open-plan living and dining area offers plenty of room for the family to come together. A panoramic window frames picturesque views of the backyard, filling the space with natural light and bringing the greenery indoors.

Positioned at the heart of the home, the kitchen features a gas cooktop, oven, ample storage and space for a dishwasher, keeping everything within easy reach.

The additional living spaces offer flexibility for growing families. Overlooking the front yard, the front room would make a wonderful cinema room, children's playroom or additional bedroom. An adjacent

4 2 1

FOR SALE
$625,000

VIEW
Sat 31st Oct @ 10:00AM - 10:30AM

AGENTS
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AGENCY
LJ Hooker Alice Springs
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Interested parties must rely solely on their own enquiries.

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enclosed room has direct outdoor access, offering an ideal retreat for teenagers or extra flexibility for shared living.

All bedrooms are generously sized, with windows capturing leafy garden views and welcoming plenty of natural light. Both bathrooms are full of character, with one offering a shower, bathtub, basin and toilet, while the second includes a shower and basin, with a separate toilet for convenience.

Sliding doors connect the living area to the outdoor entertaining space, creating a lovely flow for gatherings with family and friends. The laundry is neatly tucked away in an outdoor nook.

The garden is a delight, with fruiting orange, mandarin, lime, guava, pomegranate, mulberry and olive trees. With spring here, it's the perfect time to enjoy this beautiful outdoor setting.

Additional features include gated vehicle access from the rear laneway, solar panels, solar hot water, a water tank and a fully fenced yard.

With its generous grounds, versatile spaces and welcoming charm, this is a home you'll want to experience for yourself!

Council Rate: $2,750.93 p.a.
Achievable rental approx. $800 p.w.

MORE DETAILS

Property ID	2DH6FD5
Property Type	House
Land Area	1070 m2
Including	Air Conditioning Evaporative Cooling Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels Water Tank Solar Hot Water

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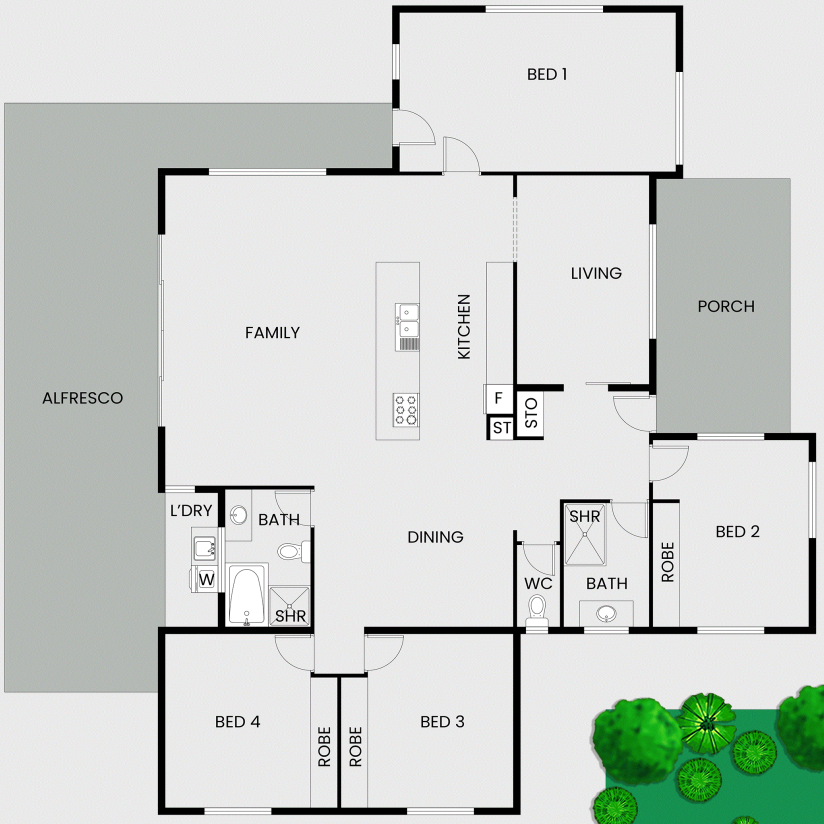

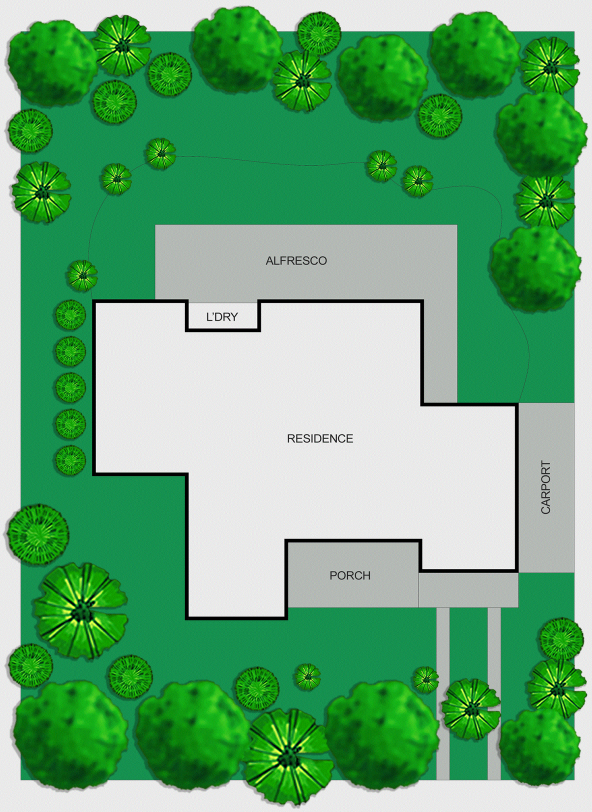

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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