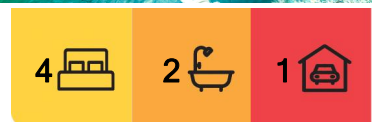


Braitling, 5 Andrews Court

Peaceful Parkside Living & Renovated Home, Pool, Granny Flat

Sitting on a generous 989m2 block at the end of a cul-de-sac and directly next to a park, this renovated family home features flexible living options, an inground pool, and quiet comfort in a great location.

- Updated family home on huge 989m2 block
- Freshly renovated kitchen and bathroom
- Studio with own entry - granny flat potential
- 3 beds with BIR + 1 bathroom + laundry room
- Tiled, open-plan living, dining, & kitchen area
- Modern kitchen, lots of bench & storage space
- Studio room with kitchenette, bathroom, a/c



For Sale

Please Call

View

ljhooker.com.au/2B9CFD5

Contact

Dominic Miller

0418 897 767

dmiller@ljhalicesprings.com.au



Disclaimer: 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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(08) 8950 6333

- Large, fenced yard with established fruit trees
- Sparkling inground pool + full-length verandah
- Two driveways with yard access, garage, carport
- Rooftop PV solar panels + fireplace + gas cooktop
- Walk to bus, takeaway, parks; 5 mins to CBD
- Fantastic family home with flexible living options

The home comprises an open-plan living, dining, and kitchen area with easy-care tiled floors and a fireplace, three bedrooms with built-in robes, an updated bathroom with a shower over the bath, and a good-sized laundry room with storage and yard access.

With a freshly renovated kitchen and bathroom, this home is ready for you to enjoy as-is from day one. The kitchen features lots of stone-topped bench space, sleek cabinetry, and a gas cooktop – an ideal kitchen for the aspiring cook.

Detached from the house with its own entry is a studio room with a kitchenette, bathroom, split-system air conditioning, and private covered patio. This could be used as a teenage pad, granny flat, or home business – many flexible options.

Another standout feature is the inground pool, just in time for summer pool parties. The large yard is fully fenced with a variety of established trees and shrubs, including lemon, cumquat, and white mulberry trees. There's even a chook run for the freshest breakfast eggs you'll ever have. Relax on the full-length verandah while you watch the kids in the pool, and the chooks run in the yard – life doesn't get better than that.

Additional highlights include two driveways with gated access to the yard, a single garage plus carport, and PV solar panels to save you money on energy bills.

Located at the end of a quiet cul-de-sac, this home adjoins a park where the kids can kick the football around or play cricket right next to home. A bus stop is at the end of the street, the best pizza bar in town is within walking distance, and Telegraph Station is nearby.

With modern renovations, flexible living options, and a pool, you won't want to miss your chance to secure this lovely home. Call Dom today for more details.

Council Rates: \$2,263.53 p.a.



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More About this Property

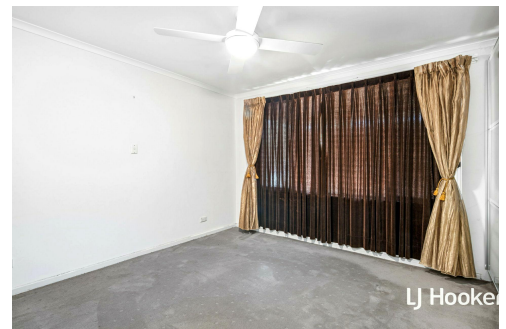
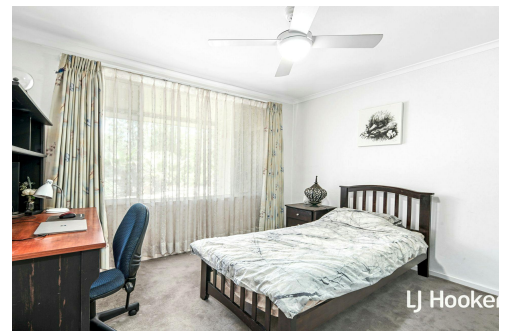
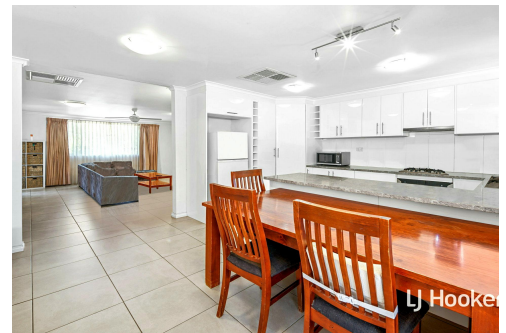
Property ID	2B9CFD5
Property Type	House
Land Area	989 m ²
Including	Toilets (2) Solar Panels Basic Granny flat

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



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FLOOR 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.

5 Andrews Court, BRAITLING NT 0870