



86 Dixon Road, Braiiling

Invest, Nest… or Do Both!

Opportunities like this don't come along often. Recently renovated and thoughtfully extended, this versatile property offers outstanding flexibility for homeowners and savvy investors alike. Whether you're seeking dual income potential, space for extended family, or simply a beautifully updated home in a sought-after location, this property ticks all the boxes.

A Home Designed for Options

At the heart of the property is the spacious and well-presented main residence. Offering three generous bedrooms, all complete with built-in robes, the home has been designed for comfortable family living. The clever two-way bathroom acts as both an ensuite and main bathroom, providing convenience and functionality for busy households.

Living space is plentiful. A light-filled living and dining area welcomes you on entry, creating a comfortable space to relax or entertain. On the other side of the well-appointed kitchen, you'll find a casual meals/family area — perfect for everyday living, kids' activities, or simply enjoying a second lounge space away from the main living zone.

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FOR SALE
\$649,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

The layout offers separation when needed while still maintaining a connected and practical floorplan.

The Self-Contained Granny Flat — True Flexibility

What truly sets this property apart is the fully self-contained granny flat.

With its own private external entry, the flat offers:

- A near-new modern kitchen
- Combined open-plan living and dining area
- A spacious bedroom
- A stylish, fully tiled ensuite

This space is ideal for:

- Extended family
- Teenagers wanting independence
- Interstate guests
- A home office setup
- Rental income potential

Importantly, the flat can also be accessed directly from the living room of the main house. This means you have the flexibility to incorporate it into the home, transforming the property into a substantial 4-bedroom, 2-bathroom residence with three living areas and two kitchens.

The choice is entirely yours — separate or combine.

Outdoor Comfort All Year Round

Both the main residence and the granny flat feature lovely covered patio areas. Even better, these outdoor spaces are under refrigeration, allowing you to stay cool and comfortable while enjoying the outdoors — a valuable feature in Alice Springs.

Whether it's entertaining friends, hosting family gatherings, or simply relaxing at the end of the day, these outdoor zones extend your living space beautifully.

Practical Features

- Front carport and driveway comfortably accommodating two vehicles
- Insulated roofing to the carport area
- Renovated and extended for modern comfort
- Flexible layout to suit a range of living arrangements

Location — Bratling Always Delivers

Bratling remains one of Alice Springs' most consistently popular suburbs with both homeowners and tenants. Known for its strong community feel and convenient amenities, this location continues to perform.

You're within walking distance to one of the best pizza bars in town, while Sammy's restaurant and indoor play area provide fantastic dining and entertainment options for families.

Convenience, lifestyle, and strong rental appeal all combine here.

Endless Possibilities

Live in the main home and rent out the flat.

Rent both for dual income returns.

Accommodate extended family while maintaining privacy.

Or simply enjoy the extra space as part of one generous home.

Properties offering this level of flexibility, comfort and location are rare.

Inspect today and start imagining the incredible possibilities this unique property has to offer.

MORE DETAILS

Property ID	2D6SFD5
Property Type	House
Land Area	868 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Fully Fenced

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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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