

## East Side, 1B Raggatt Street

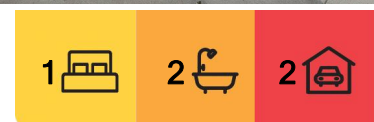
**GREAT NEW PRICE!** East Side Gem&ndash;Studio Living + 2nd Separate Living Space

Nestled at the end of its own private driveway, you'll discover this great little gem - a unique opportunity for the right buyer in the ever-popular East Side area. Sitting on a 529m2 freehold allotment is a self-contained one-bedroom studio home plus a separate building with its own bathroom that could be renovated into a rumpus room, artist's studio, or home office.

- One-bedroom studio home on 529m2 freehold allotment
- Second separate building ideal as rumpus room, home office
- Kitchenette, electric cooking, study nook, sitting area
- Bathroom with separate toilet + 2nd bathroom in rumpus
- Generous covered patio - great for entertaining, alfresco dining
- Private yard with neat, low-maintenance gardens & lawn
- Large, two-car carport with covered inspection pit



**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.



**For Sale**  
Offer Over \$359,000

**View**  
By Appointment

**Contact**  
**Dominic Miller**  
0418 897 767  
dmiller@ljhalicesprings.com.au

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



- Short walk to IGA & Club Eastside; 5-min drive to CBD
- Great first home in a sought-after area for the creative buyer
- Council Rates: \$1,683.35 p.a.

The main studio is very liveable with scope to modernise. It features a fantastic covered patio for alfresco dining and entertaining. Inside, you'll find a single bedroom with sitting area, a modern kitchenette with an electric under-bench oven, study nook, and bathroom with separate toilet.

The second building has a spacious multi-purpose area, ideal as a rumpus room, games room, or at-home workspace. The building also has its own toilet, shower and two storage rooms; with a little bit of vision and sweat equity, it can be transformed into a functional and comfortable living or working space.

Additional property features include air conditioning, a large two-car carport with a covered inspection pit, and a discrete laundry area and clothesline.

High fencing creates the perfect backdrop for the private, low-maintenance yard with neat, gardens and lawns. There some lovely old tall trees as well. With the attractive patio, you can really make the most of the Australian outdoor lifestyle.

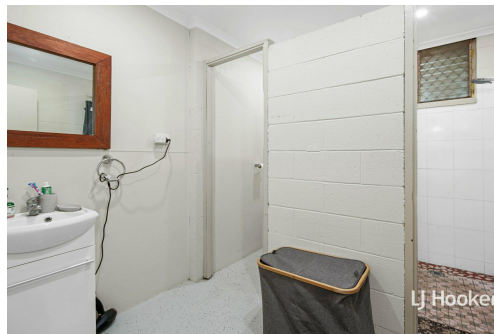
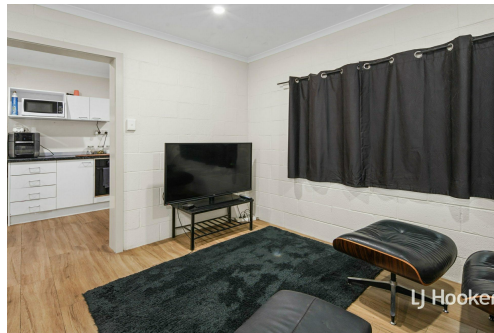
An ideal property for first-home buyers or renovators who can see the creative potential of this unique living space. Contact us today to schedule an inspection and explore the possibilities.

## More About this Property

|               |         |
|---------------|---------|
| Property ID   | 2C06FD5 |
| Property Type | House   |

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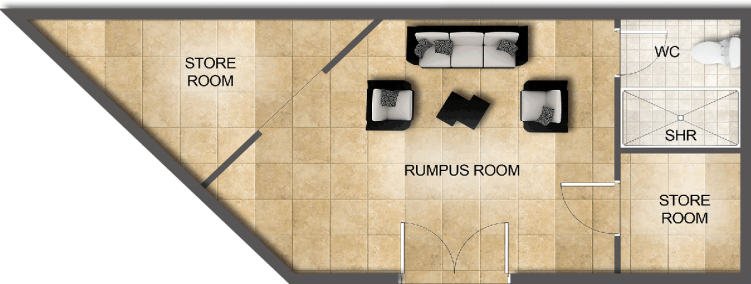
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**SITE PLAN**

**SECONDARY BUILDING PLAN**



**MAIN BUILDING 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.

**1B Raggatt Street, EAST SIDE NT 0870**