

2/1A Giles Street, East Side

Renovated, Immaculate, Flexible Options

Whether you're looking for low-maintenance living in a peaceful location or an investor looking for an easy-care property, this renovated, presentation-perfect, house-size duplex in East Side is sure to tick all the right boxes. Potential to use the rear 2 bedrooms as an Air B & B!

- Renovated house-size duplex, flexible floorplan
- Use the 2 bedrooms as an Air B & B if you like.
- Potential for a granny flat or teenager retreat
- Easy care living in a desirable East Side location
- Extensive renovations of over \$100,000 in value
- 4 bedroom with BIR, + 2 baths + 2 WC
- Main bedroom with walk-in robe, private ensuite
- Front lounge + kitchen & dining + 2nd living at rear
- Kitchenette in rear living area, private entrance
- Superb, updated, fully equipped kitchen with dishwasher
- Private covered courtyard patio with heater
- Paved courtyard at the rear, views of Spencer Hill
- Solar PV panels for free electricity, ducted heat & cooling, air con
- New flooring, paint, appliance, blinds, cupboards
- Plenty of parking: covered carport & open parking area
- Quiet, leafy street close to schools, shops, University

4 2 2

FOR SALE

Please Call

AGENTS

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AGENCY

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(08) 8950 6333

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



- Low-maintenance living in a great East Side location

The flexible floorplan comprises four bedrooms with built-ins. The main bedroom boasts a walk-in robe and private ensuite, while the other bedrooms are serviced by a 3 way family friendly bathroom.

There's plenty of living space with a loungeroom upon entry, an open-plan kitchen and dining area, and at the rear is a separate living room with a kitchenette. The configuration offers the potential to use the rear half of the home as a granny flat for an extended family or a teenager who needs independence.

Extensive renovations done by the current owners, valued at over \$100,000, means all the work has been done for you – move straight in and start enjoying. The beautiful modern kitchen is fully equipped to meet all your cooking needs, and the updated covered courtyard patio with an outdoor heater extends the living space and provides the perfect spot to host a barbeque with friends.

New ducted heating and cooling to the front half of the home and split systems in the rear ensure all-year climate comfort, while the new solar system keeps the running costs down. Additional features include new flooring, painting, appliances, blinds, and cupboards. There's sufficient parking with a single covered carport and an open parking area, and the rear part of the home has private access.

Located in one of the most desirable pockets of the Alice and situated in a quiet, leafy street close to the Todd River and Telegraph Station Reserve, this property is within walking distance of Ross Park Primary School, St Philip's College, the Uni, IGA Eastside, with the CBD a five-minute drive away.

Ready now for the savvy buyer looking for a low-maintenance property on East Side. Call to book an inspection today.

Leased at \$700 pw until 17 Dec 2026.
Council Rates: \$1,991.46 p.a.

MORE DETAILS

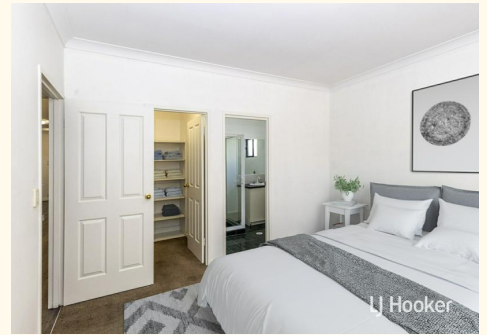
Property ID	28SNFD5
Property Type	Unit
Land Area	397 m2
Including	Air Conditioning

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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.

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