



7 Rosenbaum Street, Gillen

## Popular As Ever

Situated in a family favorite location, close to local pre, primary and secondary schooling and adjacent the local IGA and specialty shops! From the street, two magnificent trees first catch your eye. A stately African mahogany and a favorite, Jacaranda, stand tall in the front yard. Sweeping views of the stunning MacDonnell Ranges create a beautiful back drop to the south.

Side entry leads to the expansive, open plan living and dining areas. Practical vinyl, timber look flooring span the living area, the passageway and the adjacent, well-proportioned study. Built-in robes are an added feature in the study, along with outside access via the large glass sliding doors.

The main bedroom offers a generous-sized ensuite bathroom and convenient walk-in robe. The remaining two bedrooms have built in robes.

All rooms have been fitted with double roller blinds except the study that has practical vertical blinds. There is ducted, reverse cycle air-conditioning throughout, ensuring year-round comfort.

The kitchen, both bathrooms and the large laundry room are all ceramic tiled for durability and ease of maintenance. The well-

3 2 2

**FOR SALE**  
\$480,000

**VIEW**  
Sat 11th Jul @ 10:00AM - 10:30AM

**AGENTS**  
Gail Tuxworth  
0418 897 009  
gtuxworth@ljhalicesprings.com.au

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

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.



appointed, all electric kitchen features ample cupboard storage, a dishwasher and built in breakfast bar, perfect for entertaining, casual meals and morning coffee.

Security is catered for with ' Crimsafe' fitted on all windows and doors and there's a solar hot water system for energy efficiency. There is a generous size outdoor entertaining area at the rear, perfect for enjoying the northern winter sun. The mature citrus trees along the rear fence are a healthy bonus.

The property features secure perimeter fencing, full concrete driveway, single carport and plenty of room for visitor parking. Whether looking to occupy or looking for a low maintenance, sought after investment, this home is a winner.

#### Property Features

- Generous family home on a neat 836 sqm corner block
- Council Rates 26/27 yr \$2,750.93

#### MORE DETAILS

Property ID	2DDJFD5
Property Type	House
Land Area	836 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

**Gail Tuxworth 0418 897 009**

Sales Representative | [gtuxworth@ljhalicesprings.com.au](mailto:gtuxworth@ljhalicesprings.com.au)

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

Suite 2 52 Hartley Street, ALICE SPRINGS NT 0870  
[alicesprings.ljhooker.com.au](http://alicesprings.ljhooker.com.au) | [office@ljhalicesprings.com.au](mailto:office@ljhalicesprings.com.au)

