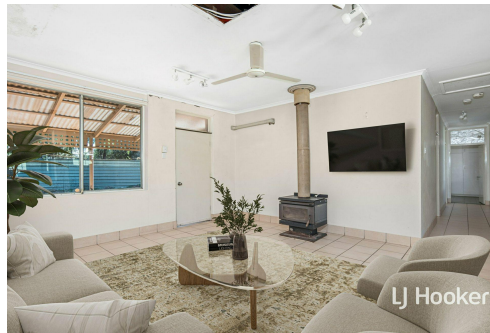




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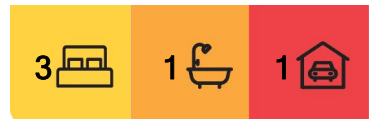
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Gillen, 9 Barclay Crescent

Solid and Spacious with Solar, a Shed, and a separate Studio

Looking for a dual-living opportunity in a great location? Here's your chance with this solid three-bedroom home and a freestanding studio on a huge, fully fenced block. Perfect for those wanting a second income or space for extended family, it has all the essentials of comfortable living with plenty of scope to enhance and add your personalised touch.

- Solid family home on comfortable 828 m2 block, with separate studio
- 3 bedrooms with built-in robes + 1 bathroom with toilet
- Tiled, open-plan living, dining, & kitchen with wood fireplace
- Updated kitchen & lots of storage & bench space, gas cooking
- Internal laundry room + a powered workshop/storage shed
- Air-con + evaporative cooling + fans + solar PV
- Separate studio with a bathroom, air-con + room for a kitchenette
- Large, fenced & gated yard, verandah, citrus trees, & parking



For Sale
Please Call

View
ljhooker.com.au/2CT6FD5

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



LJ Hooker Alice Springs
(08) 8950 6333

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.

- Short walk to schools, shops, parks, buses, & The Gillen Club
- Fabulous dual living opportunity, plenty of space, great location
- Council Rates: \$2,273.35 p.a.

Cosy up in front of the combustion fireplace in the tiled living area, ready and waiting to be enjoyed on those cooler winter evenings. The lounge flows directly to the dining and modern kitchen, beautifully renovated with ample storage, bench space and gas cooking. The three bedrooms have built-in robes and are ready for new carpets. They share a family bathroom.

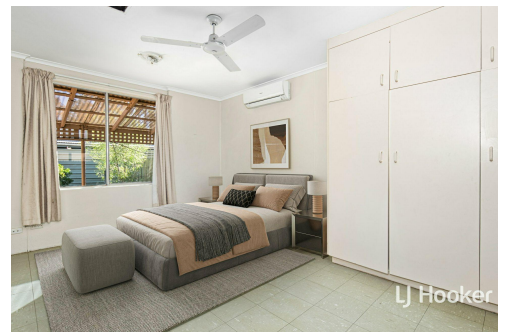
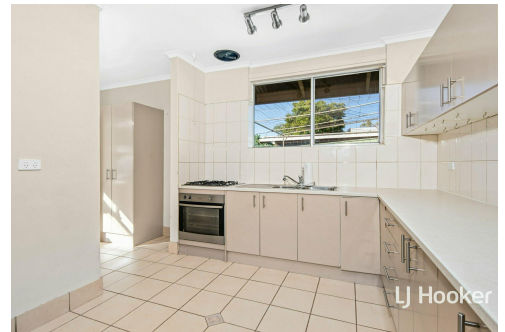
Outside, the separate studio consists of a carpeted living area with a fan, air conditioning, a bathroom with a separate toilet. There's room to add a kitchenette and transform the space into a fully self-contained unit.

Climate comfort is taken care of with split-system air conditioning and evaporative cooling, while the bills are kept to a minimum with both solar panels. There's plenty of off-street parking behind secure front gates, and a large, powered shed is ideal for storage or as a workshop.

A full-length verandah enjoys the perfect northerly aspect, offering a lovely spot for morning coffee or late afternoon drinks after work. The huge, fully fenced block means there's plenty of room for the kids to run around with the dog, with space to add a pool or a veggie patch – there are even citrus trees to get you started.

Everything you need is close at hand, with Gillen Primary and Centralian Middle School within walking distance, along with the IGA, Gillen Club, and the ever-popular Milner Meats. Combining everyday convenience with the scenic backdrop of the MacDonnell Ranges, this home offers lifestyle and potential.

With dual living, plenty of backyard space, and a fantastic location, this property ticks all the boxes. Don't miss this opportunity; contact the Dom today for an inspection.



More About this Property

Property ID	2CT6FD5
Property Type	House
Land Area	828 m2
Including	Air Conditioning Evaporative Cooling Toilets (1) Built-in-Robes Fully Fenced

Dominic Miller 0418 897 767

Sales Representative and Company Auctioneer | dmiller@ljhalicesprings.com.au

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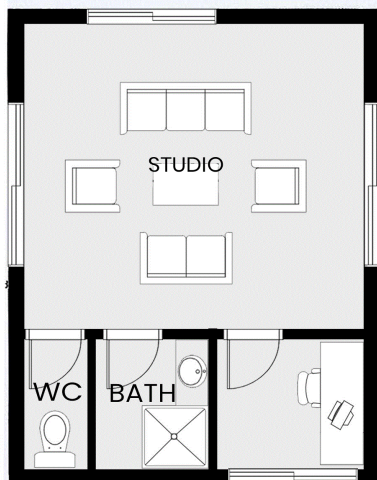
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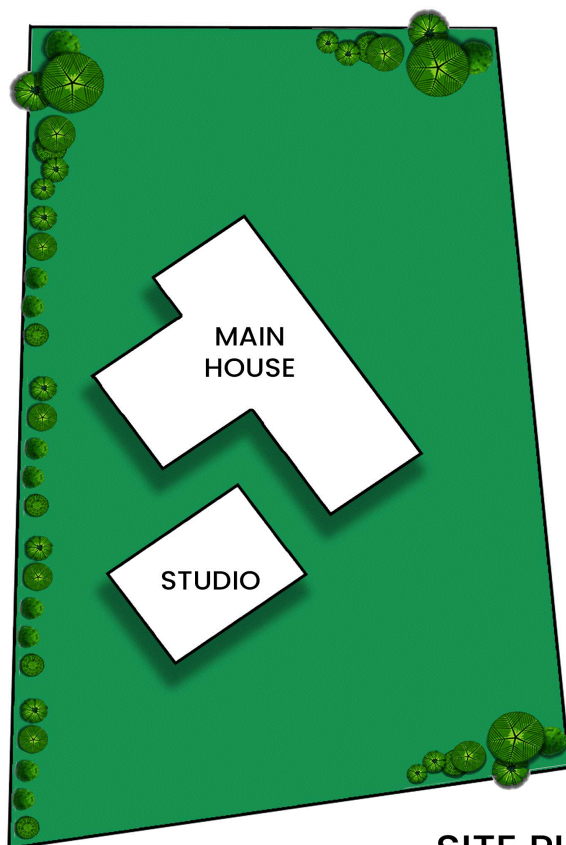
9 Barclay Crescent, GILLEN NT 0870



STUDIO FLOOR PLAN



MAIN HOUSE FLOOR PLAN



SITE PLAN



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