



Gillen, 96 Bloomfield Street

Flexible Family Living on Huge Allotment

Acquire a foothold in the market as an owner occupier or investor with this solid-value home on a large allotment in Gillen.

- Family home on approx. 998m2 block
- 3 bedrooms with BIR + 2 bathrooms
- Flexible 4th bed/study/family room
- Living & dining + fully equipped kitchen
- Expansive covered entertaining patio
- Fully fenced property with lots of lawn
- Double lock up garage
- Carport behind an automatic gate
- Storage room + tool shed
- Reverse cycle air conditioning + fans
- Close to schools, sports grounds, shops



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.

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For Sale
\$447,000

View
By Appointment

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

LJ Hooker Alice Springs
(08) 8950 6333

- Ready to enjoy as is, renovate, or rent out

The flexible layout comprises three bedrooms with built-in robes, a family bathroom with the shower over the bath plus an ensuite to the main, a family room/study/fourth bedroom with built-in storage, a generous living and dining area, and a fully equipped kitchen with electric cooking and dishwasher. A storage room under the main roof could easily be converted into a walk-in robe for the main bedroom.

There is plenty of secure parking with a two-car garage and a carport behind an automatic roller gate. Additional features include reverse cycle air conditioning throughout, ceiling fans, and a garden shed.

Sitting on a 998m2, fully fenced block, there is plenty of room on the expansive lawn area for kids and pets to run around. Leave the yard low maintenance or add a garden or even a pool just in time for summer. Sliding doors lead from the family room to the spacious, north-facing patio, where you can entertain friends, enjoy family gatherings, host birthday parties, or just relax while the kids play.

Families will love the convenience of having schools, sports facilities, and public transport within walking distance. The IGA and Milner Meats are close by for everyday shopping needs, and the Gillen Club is a short walk away for nights when you don't want to cook.

Move in and enjoy as is or renovate to enhance. With a strong rental history, the property has been leased out for the last 14 years, this is a great live-in or rent-out opportunity. Come and see for yourself all the features this home has to offer. Call Dom for an inspection.

Council Rates: \$2,466.48 p.a.

Leased at \$550 pw till 3/3/2025

More About this Property

| | |
|----------------------|--------------------|
| Property ID | 2B9PFD5 |
| Property Type | House |
| Land Area | 998 m ² |
| Including | Air Conditioning |

Dominic Miller 0418 897 767

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

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Suite 2 52 Hartley Street, ALICE SPRINGS NT 0870

alicesprings.ljhooker.com.au | office@ljhalicesprings.com.au



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