



4/3 Bloomfield Street, Gillen

Spacious End Townhouse — Quiet, Private & Moments from the CBD

Tucked away near the end of a quiet cul-de-sac and less than 500 metres' walk from the Alice Springs CBD, this spacious three-bedroom townhouse combines an exceptionally convenient location with the privacy and living space that's often hard to find this close to town.

Constructed in 2007 and well maintained ever since, Unit 4 occupies the end position in a small complex of just four, giving it the added advantage of a larger private courtyard — ideal for outdoor entertaining, children, pets or simply enjoying some extra space.

The unit has a company tenant currently on a periodical lease . Rental income is \$640 per week.

Behind the complex's automatic entry gate, a paved driveway leads to the property, where there's excellent covered parking for two vehicles. The garage is secured by a roller door, with an additional carport providing solid roof cover.

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FOR SALE
Offers Over \$499,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Inside, the generous two-storey floor plan offers an impressive amount of living space. Downstairs you'll find three separate living areas, providing plenty of flexibility for families, entertaining, a home office or simply spreading out.

At the heart of the home is the well-equipped kitchen with gas cooking, double dish drawer, generous bench space and excellent storage, adjoining the dining and family areas and flowing out to the covered outdoor area and private courtyard.

Upstairs are three spacious, light-filled bedrooms with excellent storage, split-system air conditioning and ceiling fans. The master bedroom includes its own walk-in robe and ensuite, while the main bathroom features a bathtub with a separate toilet.

Property features include:

- Three spacious bedrooms
- Master bedroom with walk-in robe and ensuite
- Main bathroom with bathtub and separate WC
- Three separate living areas downstairs
- Generous kitchen with gas cooking, double dish drawer and ample storage
- Third toilet downstairs off the laundry
- Split-system air conditioning and ceiling fans
- Larger private courtyard & a benefit of Unit 4's end position
- Covered outdoor entertaining area
- Garden/tool shed
- Garage with roller door
- Additional solid-roof carport
- Covered parking for two vehicles
- Automatic gated entry to the complex
- Small complex of only four townhouses
- Quiet position near the end of a cul-de-sac with minimal passing traffic
- Constructed in 2007 and well maintained
- Less than 500 metres' walk to the CBD
- Periodic lease at \$640pw to a company

Space, privacy and convenience & right on the doorstep of town.

Whether you're looking for a low-maintenance home close to the CBD or a well-positioned investment, this substantial townhouse deserves your inspection.

BODY CORPORATE RATES

The quarterly Contributions are as follows:

Admin: \$1,625.00

Sinking: \$125.00

TOTAL Quarterly: \$1,750.00

MORE DETAILS

Property ID 2DFXFD5
Property Type Townhouse
Land Area 371 m2
Including Ensuite
Air Conditioning
Courtyard
Dishwasher
Secure Parking
Fully Fenced

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