



## Gillen, 11/6 Hong Street

Close to CBD - Perfect for First Home Buyers!

This 2-bedroom, 1.5-bathroom unit located a short 12 minute walk from the town of Alice Springs is ideal for couples, small families or investors.

As you enter this property, you are greeted with an open plan living area that is flooded with natural light due to the large garden-facing windows. The living area is carpeted, whilst the kitchen is tiled &ndash; making for easy cleaning. The kitchen has plenty of bench space, which also doubles as a breakfast bar. Electric stove, an abundance of storage and a double sink are all features of this kitchen.

Also located downstairs is the internal laundry with more storage and a second toilet.

Upstairs there are two bedrooms- both decent in size, carpeted throughout, with built-in wardrobes and reverse cycle air conditioning. The main bedroom also offers a built-in vanity and access to a private balcony overlooking the back garden &ndash; perfect for your morning coffee!



**For Sale**  
\$279,000

**View**  
[ljhooker.com.au/2AMZFD5](http://ljhooker.com.au/2AMZFD5)

**Contact**  
**Tabatha Dew**  
0436 418 919  
[tdew@ljhalicesprings.com.au](mailto:tdew@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.

The main bathroom is tiled from floor to ceiling and has a vanity with storage and a combined shower and bathtub.

As you go downstairs and through the back door, you will find a low-maintenance garden equipped with a shed &ndash; big enough for all your gardening tools and extra storage. The whole garden is grassed with a few shading trees and a vegetable patch.

This unit also features a single carport, with additional guest parking available. There is also a pool and picnic area within the gated complex for residents to use.

Council Rate: \$1,902.06 p.a.

Body Corporate: \$1,123.00 p.q. (Admin - \$983.00, Sinking - \$140.00)

Currently rented for \$450.00 p.w. on a periodical lease

## More About this Property

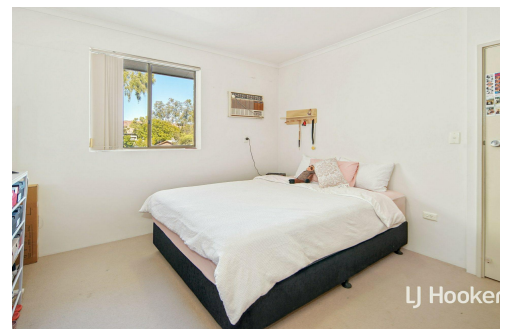
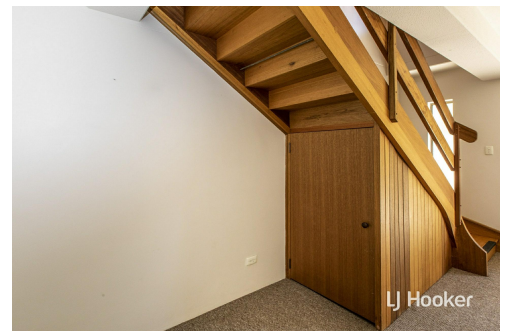
<b>Property ID</b>	2AMZFD5
<b>Property Type</b>	Unit
<b>Land Area</b>	187 m <sup>2</sup>
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Internal Laundry

**Tabatha Dew 0436 418 919**

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

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



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