



11/6 Hong Street, Gillen

## Easy-Care Living, Pool Access and Walk-to-Town Convenience

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!

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

2 1 2

**FOR SALE**  
\$295,000

### AGENTS

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### AGENCY

LJ Hooker Alice Springs  
(08) 8950 6333

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

**LJ Hooker**

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 recently had a full internal paint and features a double carport. There is also a pool and picnic area within the gated complex for residents to use.

Body Corporate- \$1,336.00 p.q.

Council Rates- \$1,991.46 p.a.

Achievable rental approx: \$450 p.w.

## MORE DETAILS

Property ID	2D4DFD5
Property Type	Unit
Land Area	187 m2
Including	Air Conditioning Toilets (1) Outdoor Entertaining Built-in-Robes Internal Laundry

**Tabatha Ballard 0436 418 919**

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