



3/22 Nicker Crescent, Gillen

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## A Hidden Gem Offering Secure Simplicity

**FOR SALE**  
\$429,000

**AGENTS**

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**AGENCY**

LJ Hooker Alice Springs  
(08) 8950 6333

This neat and modern two-bedroom unit offers contemporary, low-maintenance living and is privately tucked away at the rear of a boutique complex of just three units- making it ideal for both owner-occupiers and investors alike. Conveniently located with walking distance to the CBD, the property features secure auto-gate entry, a private double carport, and well-maintained shared garden spaces.

Step inside to discover a spacious open-plan living and dining area with elevated ceilings that create a light and airy feel throughout. The generously sized kitchen offers ample storage and is well equipped with gas cooktop, electric oven, dishwasher and fridge; providing both functionality and convenience.

The master suite includes an ensuite and walk-in robe, while the second bedroom features a built-in robe. the main bathroom comprises a shower over bath, vanity, and toilet. The laundry comes complete with a washing machine, dryer, basin and additional storage space. Year-round comfort is assured with split-system air conditioning and ceiling fans throughout, while black Crimsafe security screens on all windows and sliding doors provide added security. Sliding doors from the living area open to a private undercover

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entertaining area- perfect for hosting family and friends for a BBQ.

Additional lifestyle benefits include NBN Fibre to the Node internet availability and close proximity to local amenities. The property is ready to move straight in, lease out immediately with strong rental appeal, or enjoy as your own secure and low-maintenance home.

Council Rate: \$2,136.56 p.a.

Achievable rental approx: \$620 p.w.

Private body corp fee approx: \$386 p.q.

## MORE DETAILS

|               |                      |
|---------------|----------------------|
| Property ID   | 2D4WFD5              |
| Property Type | Unit                 |
| Land Area     | 212 m2               |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Fully Fenced         |
|               | Internal Laundry     |
|               | Walk in robe         |
|               | Fan                  |
|               | Includes: fridge     |
|               | washing machine      |
|               | dryer                |

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