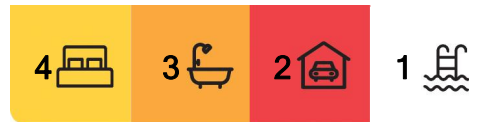


Ilparpa, 25 Butler Road

Unique Home + Studio on 2.36Ha of Pristine Land

Tucked away from the road with a backdrop of unspoilt hillside and unparalleled views, this exceptional 2.36Ha property - just 10 minutes from Alice Springs CBD - offers a 3 bedroom ,2 bathroom home and separate studio in tranquil surrounds. Recently reduced in price, this opportunity presents extraordinary value for the savvy buyer.

- A 3 bedroom, 2 bathroom home plus standalone studio on 2.36Ha hillside property with stunning views
- Main residence with 3 bedrooms, and 2 bathrooms, surrounded by decks and patios.
- Main bedroom overlooks the veranda and pool area.
- Air-conditioned living room with veranda access + combined dining and kitchen
- Modern kitchen with gas cooking, dishwasher, ample bench, and storage space
- Fully-fenced, low-maintenance front and rear yards + water tanks + double carport
- Full-length front veranda with hillside and bush views, rear veranda with wood fire
- Inground pool with poolside covered entertaining area, framed by lush greenery



For Sale
Please Call

View
ljhooker.com.au/2CDNFD5

Contact
Dominic Miller
0418 897 767
dmiller@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.

- Spacious Studio with 1 bedroom, bathroom/laundry, open-plan living, sunroom
- Fully equipped kitchen with gas cooking, dishwasher, walk-in pantry, robe in bedroom
- Tranquil surrounds well away from the road, 10-min drive to Alice Springs CBD

The main residence is a unique demountable construction, flanked by quintessential verandahs from which to enjoy the outback vista. An air-conditioned living space greets you on entry, with sliding door access to the verandah, alongside a fully-equipped modern kitchen and dining room, a bedroom, and full bathroom. Connected by the verandah, an extension houses a spacious master bedroom and second bedroom with walk-in robe, both sharing a convenient second bathroom.

An outdoor oasis beckons with an inviting inground pool in the fully fenced yard, surrounded by lush native plants – the ideal spot for a refreshing dip on a sunny day. Overlooking the pool is the covered deck area where you can host BBQ pool parties or simply relax with a cool drink and savour the views.

The standalone studio boasts over 100m2 of living space, and is perfect for intergenerational living, potential income stream, or a deluxe studio in an inspiring location. Situated at a discreet distance from the main house for privacy, it comprises an open-plan living, dining, and modern kitchen area flowing to a separate sunroom and expansive covered outdoor entertaining area, perfect for relaxing with a drink while you take in the surrounds.

Cherished by this owner for nearly 30 years, this rare gem offers the opportunity to experience serenity and a laid-back lifestyle at an exceptional price. Don't delay, call Dom today to secure this lifestyle.

More About this Property

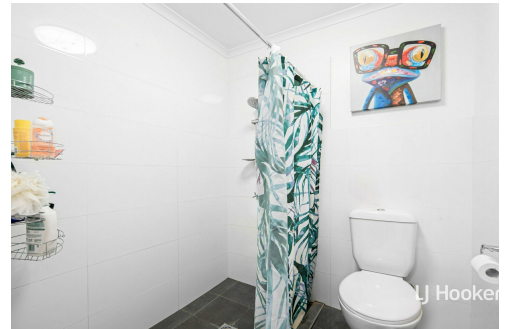
Property ID	2CDNFD5
Property Type	House
Land Area	2.36 hectare
Including	Pool Deck Dishwasher Outdoor Entertaining

Dominic Miller 0418 897 767

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

LJ Hooker Alice Springs (08) 8950 6333

Suite 2 52 Hartley Street, ALICE SPRINGS NT 0870
alicesprings.ljhooker.com.au | office@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.