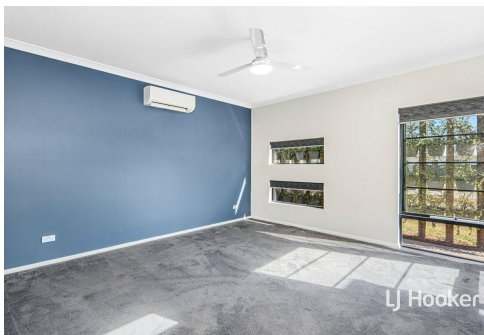




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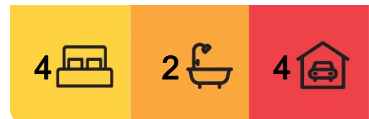
## Kilgariff, 17 Welton Parade

### Spacious Family Living with Dual Access on Corner Block

Perfectly positioned on a generous 954sqm corner allotment with dual access, this beautifully presented home offers the ultimate in flexible family living. Ready to move straight in, it delivers space, comfort, and lifestyle appeal in the sought-after Kilgariff community.

The master bedroom is a true retreat, featuring not one, but two walk-in robes and a private ensuite—designed with luxury and practicality in mind. Multiple windows allow natural light to flood in while offering peaceful views over the lush, green front yard.

The remaining three bedrooms are all generously sized, each equipped with built-in robes, ceiling fans, and split system air conditioning for year-round comfort. The well-appointed family bathroom includes a shower, bathtub, vanity, and a separate toilet for added convenience.



**For Sale**  
\$775,000

**View**  
By Appointment

**Contact**  
**Tabatha Ballard**  
0436 418 919  
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.

At the heart of the home is the open-plan living and dining area, seamlessly connected to a modern kitchen featuring a gas cooktop, electric oven, dishwasher, pantry, and ample cupboard space. Adjacent to the dining space is a versatile multipurpose room—ideal as a cinema room, second living area, or even a fifth bedroom. A handy study nook is also located near the front entrance.

Sliding doors open out to the undercover outdoor entertaining area, creating a natural flow between indoor and outdoor living. The beautifully landscaped backyard includes a basketball court—just in time for the season—and a large shed with direct vehicle access via the second gated entry, perfect for secure parking or extra storage.

Additional features include solar panels (6.5kw), battery (13kw), split system air conditioning throughout, and a fantastic location close to local parks.

Don't miss this opportunity to secure a spacious and feature-packed home in the growing Kilgariff community. Enquire today to arrange your inspection!

Council Rates: \$2,225.07 p.a.

Achievable rental approx: \$980 - 1,000 p.w.

## More About this Property

|                      |  |
|----------------------|--|
| <b>Property ID</b>   | 2CV4FD5  |
| <b>Property Type</b> | House  |
| <b>Land Area</b>     | 954 m2   |
| <b>Including</b>     | Ensuite<br>Study<br>Air Conditioning<br>Dishwasher<br>Outdoor Entertaining<br>Workshop<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Solar Panels<br>Internal Laundry<br>Basketball Court |

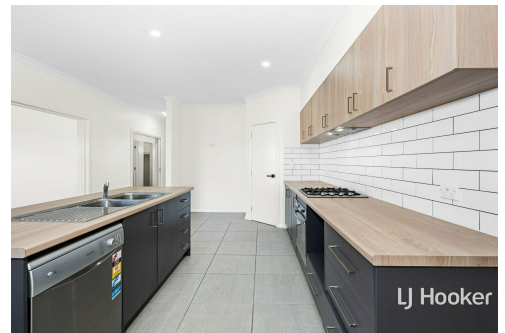
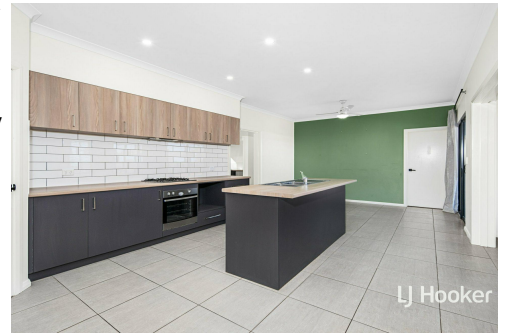
**Tabatha Ballard 0436 418 919**

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

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