



9 Welton Parade, Kilgariff




## Sun-Powered Living in Kilgariff

Located on an 840sqm allotment with no easements, this beautifully presented home—built in 2017—offers an ideal blend of modern living, comfort, and future potential. Featuring 3 bedrooms, 2 bathrooms, and a double carport, the property also includes a 12kW solar system with a 10kW inverter and newly installed reverse-cycle air conditioning throughout, ensuring year-round efficiency and comfort.

As you walk in, you are welcomed by an open plan living and dining area, enhanced by large windows and sliding doors that draw in abundant natural light. This central zone includes a convenient study nook, perfect for children completing homework or as a dedicated office space.

The kitchen is well appointed with a gas cooktop, oven, dishwasher, and ample storage. The main bedroom is generously sized and features a walk-in robe and a sleek ensuite, while the remaining two bedrooms offer built-in robes. The family bathroom is modern and functional, complemented by a separate toilet for added convenience.

An excellent outdoor entertaining area connects seamlessly from the dining room through sliding doors, creating a smooth indoor—outdoor flow. The backyard is landscaped with a mix of

3  2  2 

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Alice Springs

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lawn and classic Red Centre dirt. With no easements, the block provides a blank canvas to add your own personal touches—whether you envision a landscaped garden, an oasis-style pool, or a shed.

Close to Ruffino Park and part of the thriving Kilgariff community, this property is a must-see.

Council Rates: \$2,665.17 p.a.

### MORE DETAILS

Property ID	2D3GFD5
Property Type	House
Land Area	840 m2
Including	Ensuite Study Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels Internal Laundry

**Tabatha Ballard 0436 418 919**

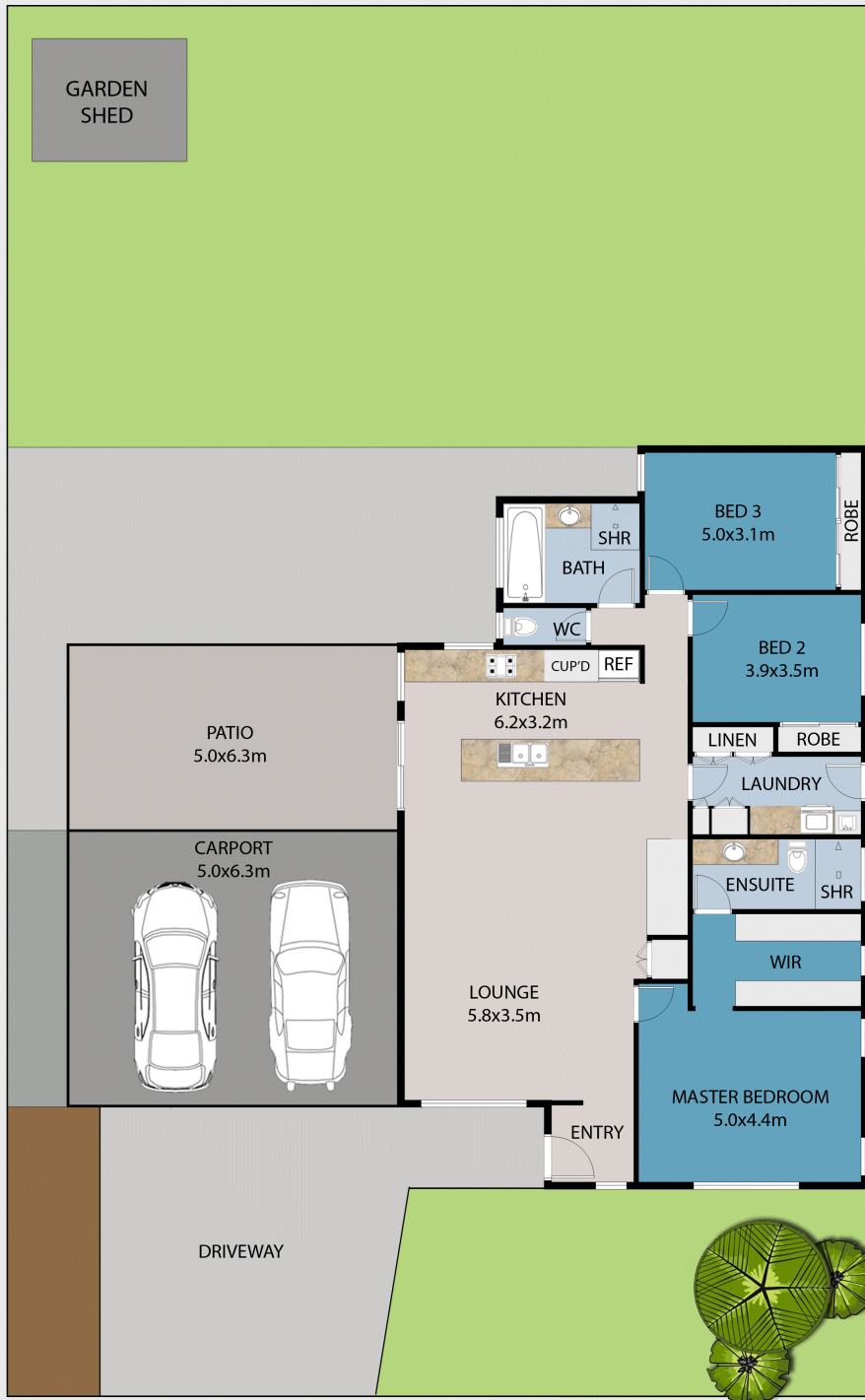
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