



23 Saltwell Street, Larapinta

## Stylish Starter or Savvy Investment




Set on a generous 832sqm allotment with plenty of room to grow and make it your own, 23 Saltwell Street presents an attractive 8.2% gross return investment opportunity or an ideal first home to start your property journey.

As you step inside, you're greeted by an open-plan living and dining area complete with split-system air conditioning for year-round comfort. This space flows seamlessly through sliding doors to the outdoor entertaining area &mdash; perfect for gatherings with family and friends.

The sleek kitchen features an electric cooktop, oven, ample cupboard space, and a lovely window overlooking the backyard. Adjacent is the modern laundry, also offering excellent storage solutions.

Down the hallway, natural light fills the space through an additional window, leading to three well-sized bedrooms, each fitted with built-in robes and ceiling fans. The family bathroom is conveniently positioned and includes a separate toilet.

The backyard is a blank canvas &mdash; a spacious area ready for

3  1  1 

### FOR SALE

Please Call

### AGENTS

Tabatha Ballard  
0436 418 919  
tdew@ljhalicesprings.com.au

Gail Tuxworth  
0418 897 009  
gtuxworth@ljhalicesprings.com.au

### AGENCY

LJ Hooker Alice Springs  
(08) 8950 6333

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.



you to create your own outdoor retreat. Additional features include a garden shed for extra storage, an electric hot water system, and full fencing for privacy and security.

Located close to local schools, parks, and shops, this property is one to inspect!

Council Rates: \$2,228.55  
Previously rented for \$600 p.w.

### MORE DETAILS

Property ID	2D14FD5
Property Type	House
Land Area	832 m2
Including	Air Conditioning Evaporative Cooling Outdoor Entertaining Built-in-Robes Fully Fenced Internal Laundry Garden Shed

#### Tabatha Ballard 0436 418 919

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

#### Gail Tuxworth 0418 897 009

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

#### LJ Hooker Alice Springs (08) 8950 6333

Suite 2 52 Hartley Street, ALICE SPRINGS NT 0870  
[alicesprings.ljhooker.com.au](http://alicesprings.ljhooker.com.au) | [office@ljhalicesprings.com.au](mailto:office@ljhalicesprings.com.au)

