45/6 Stephens Road, Mount Johns

# Buy Your Own!

Why pay rent when you can own your own home? This modern, well-appointed first-floor studio apartment is ideally positioned within the complex, peacefully set amongst established trees.

Enjoy picturesque views over expansive front lawns, manicured gardens, a resort-style in-ground swimming pool, and even a full-sized basketball court—offering lifestyle appeal well beyond its price point.

Inside, the apartment features quality carpet to the living and bedroom area, with tiled kitchen and bathroom spaces for easy maintenance. The layout is well proportioned for a studio design, offering a practical and comfortable living environment. A full-height built-in robe provides excellent storage, while split system air conditioning ensures year-round comfort.

This unique complex delivers a lifestyle rarely found at this price level. Perfect for a single or couple entering the market, you can move straight in and enjoy the surroundings, or lease it out and take advantage of a strong estimated return of approximately 9.6% gross.

Conveniently located close to the entertainment precinct of Barrett Drive, and within walking distance to the town centre, Olive Pink

**0** **1** **1**

**FOR SALE**
$195,000

**VIEW**
By Appointment

**AGENTS**
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**AGENCY**
LJ Hooker Alice Springs
(08) 8950 6333

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Botanic Garden, and nearby walking and hiking trails, the lifestyle on offer is hard to beat.
An ideal opportunity for first home buyers or astute investors seeking value and location.
Key Features
· First-floor end-position studio apartment
· Ideal first home or investment opportunity
· Discreet bedroom partition and modern finishes
· One of the larger studio layouts in the complex
· Access to resort-style facilities including pool and landscaped grounds
· Split system air conditioning for year-round comfort
· Council Rates: $1,854.28 per annum
· Body Corporate: $1,169.00 per quarter

## MORE DETAILS

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|---|---|
| Property ID | 2DD4FD5 |
| Property Type | Studio |

**Gail Tuxworth 0418 897 009**
Sales Representative | gtuxworth@ljhalicesprings.com.au

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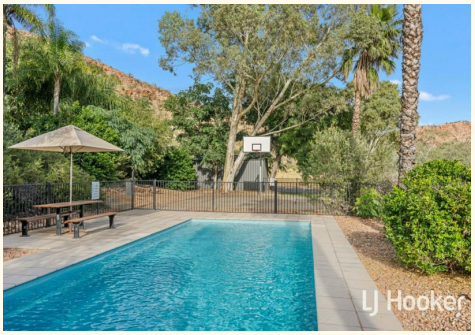


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