



LJ Hooker



LJ Hooker



LJ Hooker

23 Mistletoe Street, Sadadeen




## Family Living in a Convenient Location

Well positioned in a well-established family neighbourhood, this inviting three-bedroom home offers comfort, convenience and excellent value for both owner-occupiers and investors.

Ideally located within walking distance of Charles Darwin University, Ross Park Primary School, OLSH College and other local primary and secondary schools, the property enjoys easy access to education facilities, shopping and community amenities.

Behind the secure front fence and double entry gates, a full-length concrete driveway leads to the spacious carport and provides excellent off-street parking. Inside, the home offers a practical floorplan with a comfortable front lounge room complemented by a separate family and dining area, creating versatile living spaces for growing families.

The well-appointed gas kitchen features generous bench space, ample overhead cabinetry and a dishwasher, making meal preparation both convenient and enjoyable. Accommodation comprises three bedrooms, serviced by a neat and functional bathroom complete with shower-over-bath, separate vanity

3  1  2 

**FOR SALE**  
\$435,000

**VIEW**  
By Appointment

**AGENTS**  
Dominic Miller  
0418 897 767  
dmiller@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.

 **LJ Hooker**

and separate toilet. The laundry is thoughtfully designed with a full wall of storage and linen cupboards.

Ceramic tiles and slate flooring flow throughout the living areas, while timber venetian blinds, ceiling fans and split-system air conditioning provide year-round comfort. The spacious main bedroom is tiled, while the remaining bedrooms are carpeted.

Outside, the attractive earth-toned stucco-rendered exterior complements the established surrounds. The rear verandah is separate from the freestanding patio creating excellent outdoor entertaining areas, perfectly suited to the relaxed Territory lifestyle.

Whether you're searching for a comfortable family home or a sound investment opportunity, this well-presented property deserves your inspection.

#### Property Highlights

- Council rates: \$2,228.55 per annum
- Rental potential: \$570+ per week
- Three bedrooms, one bathroom
- Two separate living and dining areas
- Well-equipped gas kitchen with dishwasher
- Ample kitchen storage and bench space
- Large rear verandah and separate patio
- Full-length carport and concrete driveway
- Secure fencing with double entry gates
- Earth-toned stucco-rendered exterior
- Walking distance to schools and Charles Darwin University

This is an affordable opportunity to secure a quality home in a sought-after family-friendly location.

- Council Rates \$2,228.55 pa
- Rental potential \$570 + per week
- Three bedrooms, one bathroom
- Two separate living/dining areas
- Gas kitchen with ample overhead cupboards
- Large outdoor verandah, separate patio
- Carport, concrete driveway, well fenced
- Earth toned stucco exterior rendering

#### MORE DETAILS

Property ID	2DCNFD5
Property Type	House
Land Area	812 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes Fully Fenced

#### Dominic Miller 0418 897 767

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

#### Gail Tuxworth 0418 897 009

Sales Representative | gtuxworth@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

