



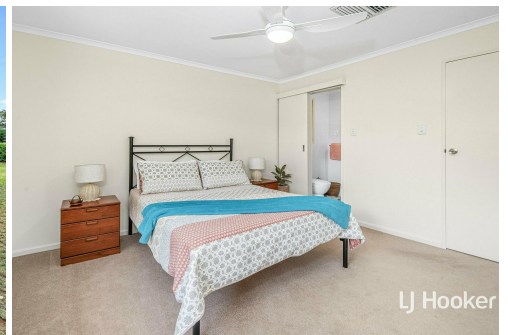
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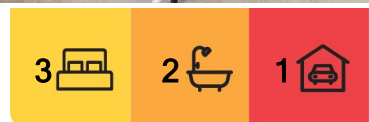
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Sadadeen, 9 Partridge Court

Comfortably Appointed Family Home Nestled Amongst Established Gardens

Nestled amongst established trees and gardens in a leafy cul-de-sac, this neat and tidy home has been much cherished for over twenty years by the current owner and is now ready for a new family to enjoy.

- Well-maintained brick home on a 800 sqm landscaped block
- 3 beds, 2 with BIR + 2 bathrooms, main with full bath, separate WC, ensuite to master bedroom
- Generous lounge & dining area + kitchen and meals area
- Functional kitchen, walk-in pantry, electric cooking, dishwasher
- Separate laundry room
- Split AC in living area, ducted evaporative throughout, ceiling fans, double blinds
- Solar HWS to save you money.
- Single carport + second drive-through access to the yard for trailer



For Sale
\$469,000

View
ljhooker.com.au/2CKUFD5

Contact
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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.

- Fenced, easy-care backyard with established gardens, fruit trees
- Sliding door to covered entertaining patio + paved pergola area
- Sought-after cul-de-sac locale close to schools, parks, shops
- Exceptional family buying in leafy surrounds & popular cul-de-sac

Thoughtfully designed and comfortably appointed, this enticing home features a formal entry leading to the lounge and dining area and a modern kitchen and meals area.

Separated from the living zones are three good-sized bedrooms, two with built-in robes, serviced by a full family bathroom, separate toilet and ensuite to the main. The modern kitchen is spacious and functional, with electric cooking, a dishwasher, a convenient breakfast bar, and a fantastic walk-in pantry.

Split system air conditioning in the living area, ducted evaporative air conditioning in all rooms, fans, double blinds throughout, security screens and more, this lovely home can be enjoyed from day one without further work, with scope to enhance if desired.

Outside, a covered patio awaits, perfect for hosting barbeques, enjoying alfresco family meals, or unwinding in your private paradise at the end of the day. The fenced yard offers plenty of space for kids and pets, with established, low-maintenance gardens on all sides, including mulberry, olive and citrus trees, a garden shed, and an herb garden to elevate your cooking. Nestled within the greenery is a charming pergola and paved sitting area, offering a second spot to enjoy the surroundings. For added practicality, the property includes a carport and drive-through access to the side and rear yard, so the Aussie bloke can securely park his 6x4 trailer or other vehicle.

Partridge Court has enduring appeal due to its quality homes, leafy, well-maintained streetscape, and friendly feel. Easy walking distance to the University, pre and primary and high schools, parks, and local shops make it a fantastic choice for families, with the CBD just minutes away.

The current owner—now retiring—has been happy and secure in this property since 2000. Now, it's your opportunity to call it home. With two sales by this office alone in the last 14 months, the enduring appeal of this sought-after cul-de-sac speaks for itself. Call the office today for a viewing and take the first step towards ownership.

Council Rates: \$2,128.51 p.a.



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More About this Property

Property ID	2CKUFD5
Property Type	House
Land Area	800 m2
Including	Air Conditioning Evaporative Cooling Dishwasher Solar Hot Water second driveway for access to backyard walk-in pantry

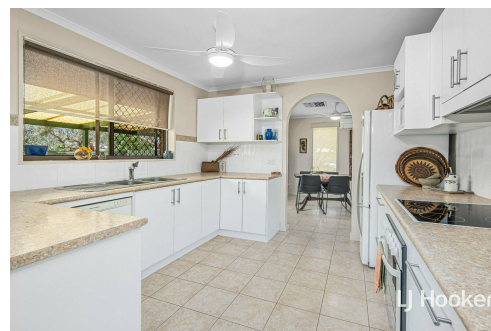
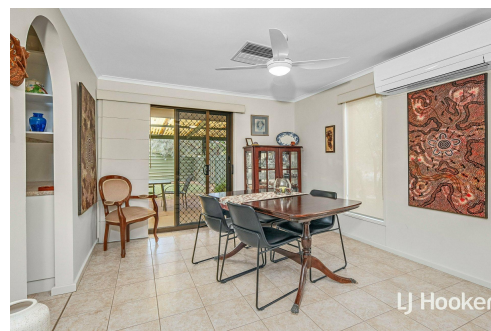
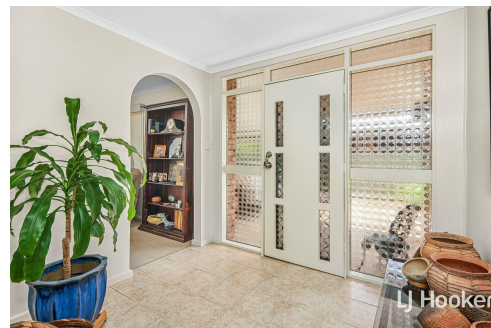
Dominic Miller 0418 897 767

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

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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. Boxbrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

9 Partridge Court, SADADEEN NT 0870