

## Sadadeen, Unit 2/9 Nardoo Court

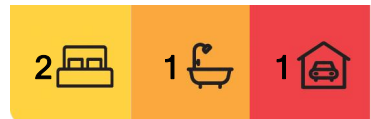
### Spacious Duplex, Large Allotment

Positioned at the top of a select court location surrounded by other privately owned homes and just one close neighbor. There is crown land to the rear and to the east so there is plenty of space to sing it out without upsetting the neighborhood! What a pleasant surprise.

The court is located off Plumbago Crescent, close by Charles Darwin education facilities, pre, primary, and other neighborhood secondary colleges. The YMCA is also on the right side of town.

Carpet has recently been laid in both the living areas and bedrooms. The older but functional gas kitchen is a generous size and has timber veneered cabinetry as well as ample bench and breakfast bar space.

The living room has a distinctive brick archway that leads to the passage and both



**For Sale**  
\$285,000

**View**  
[ljhooker.com.au/2C8MFD5](http://ljhooker.com.au/2C8MFD5)

**Contact**  
**Gail Tuxworth**  
0418 897 009  
[gtuxworth@ljhalicesprings.com.au](mailto:gtuxworth@ljhalicesprings.com.au)



**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.

generous sized bedrooms. The two-way bathroom is entered from the passageway as well as via a convenient walk-in robe. There is a bathtub, independent shower, and vanity. The toilet is separate.

The once single garage has been converted into a light filled second living area, perfect as a playroom or large home office. A glass sliding door has been installed to the front adding to the practicality and functionality.

There is a garden shed at the rear of the sprawling back yard and solar hot water is a homeowner's favorite.

There is covered car parking at the front and ample off-street parking for both sides of the duplex.

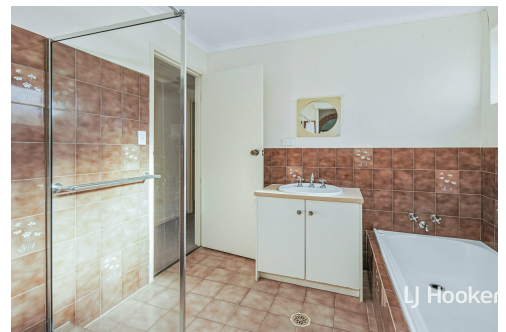
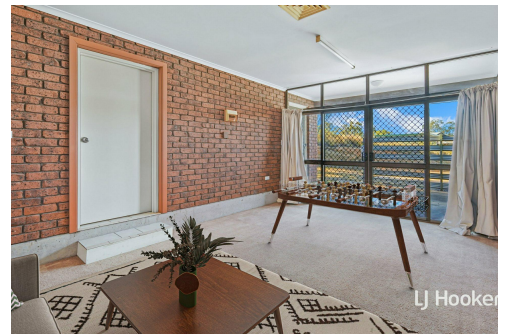
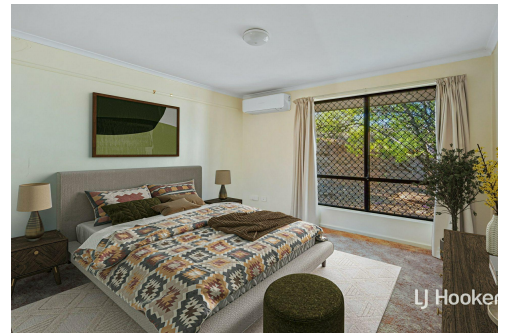
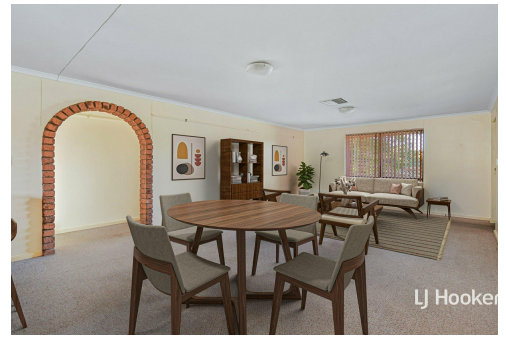
- 2 Bedroom duplex with extra living space
- Large 480 sqm allotment
- No rear neighbors
- No body corporate fees
- Council Rates \$1,949.05 per annum
- Leased till 29th Oct 2024 at \$410.00 per week

## More About this Property

<b>Property ID</b>	2C8MFD5
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Evaporative Cooling Built-in-Robes Fully fenced backyard

**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)



**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.