



The Gap, 2 Ballingall Street

Dual Occupancy & Double Income = 9% return

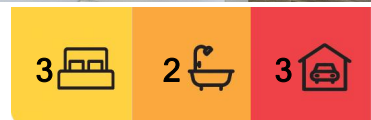
Offering a Gross rental return of over 9%. This fully fenced, dual access property is currently leased at a total of \$870.00 per week. With a location close to the Hospital AND all major sporting facilities the property is very popular with tenants.

- Two-bedroom home and a fenced off independent garage/studio
- Attractive vinyl strip flooring throughout
- Well fitted bathrooms, attractive decor
- Double carport and garden shed
- Positioned close to the Hospital, Aquatic Centre and major Sporting facilities.
- Current rent income is \$870 per week!

This is a terrific opportunity should you wish to keep both residences rented or live in one and lease out the other when it becomes available! The property is positioned on the corner of Ballingall Street and Speed Street. It covers 980 sq metres of land and is zoned



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.



For Sale
Offers Over \$459,000

View
ljhooker.com.au/2BZ7FD5

Contact
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LJ Hooker Alice Springs
(08) 8950 6333

LMR, offering versatility to meet your future needs.

The current improvements to the property include a cladded, very neat, two-bedroom home and an independent brick studio that is fitted with bathroom facilities and other conveniences or alternate space for an extended family. Both buildings are independently fenced with gate access and a clearance of approx. 6 metres between the boundaries.

The current owner has enjoyed adding value to both buildings by improving floor coverings, fresh paint, and attractive decor throughout. Its ready to go!

The lounge and dining areas are open plan in the primary residence and the well-equipped, L shaped kitchen has gas cooking, rangehood, overhead cabinetry and a breakfast bar. Both bedrooms are a generous size, have built in robes and attractive vinyl strip flooring features throughout. The bathroom has a shower, vanity, and an inviting bath while the toilet is separate.

Glass sliding doors welcome you into the studio from the shaded front patio. The bathroom in the second structure is beautifully fitted out and there are kitchen facilities along with attractive vinyl strip flooring. Ceiling fans and a split system air conditioner cater to the climate comfort.

Crimsafe security screens feature throughout for your safety and peace of mind.

There is a free-standing double carport and a garden shed along with plenty of yard space to keep additional vehicles off the road and safe.

A unique opportunity to buy if space and independence are important to your purchasing needs.

Located within easy walking distance to the Alice Springs Hospital and other allied Health Services.

Your high yielding investment property is just a phone call or email away.

Don't Delay, contact Dom today!



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More About this Property

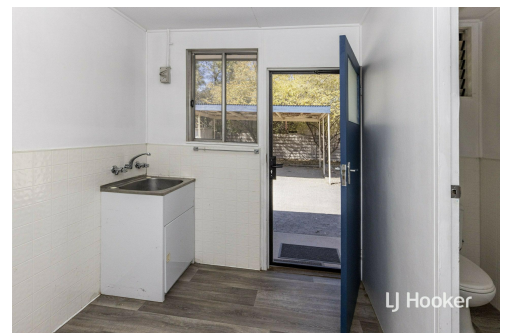
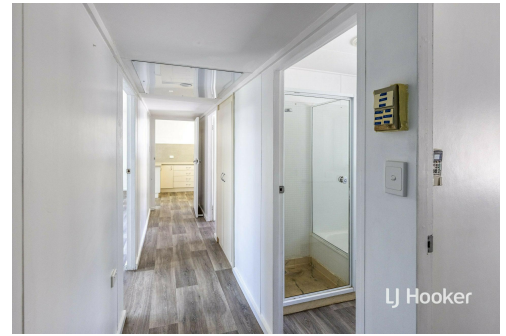
Property ID	2BZ7FD5
Property Type	House
Land Area	980 m ²
Including	Air Conditioning Evaporative Cooling Toilets (2) Built-in-Robes Fully Fenced Internal Laundry

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