



LJ Hooker



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## The Gap, 66 Telegraph Terrace

### Picturesque Views and Easy Living All in One

Start your property journey with this neatly presented, freshly painted, low-maintenance home with picturesque views of the McDonnell Ranges just across the road. Currently tenanted at \$550 per week on a periodic basis, this is an exciting opportunity for both owner-occupiers and investors looking for a fuss-free, ready-made investment.

- Neat and tidy home established gardens and Views!
- Freshly painted inside and out.
- Currently tenanted at \$550/week on a periodic lease
- Solar PV panels + Solar HWS = no worries Electricity bills
- 3 beds with BIR + 1 bath + internal laundry room
- Large entry + open-plan living & dining, fireplace
- Gourmet kitchen, gas cooktop, dishwasher, storage
- Reverse-cycle split system air conditioning throughout
- Ceiling fans + Crimsafe screens + window furnishings



**For Sale**  
Offers Over \$399,000

**View**  
By Appointment

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

- Double and Single garage, fully fenced property with security gates
- Freestanding entertaining gazebo in large, paved yard
- Low-maintenance gardens with automatic reticulation
- Close to schools, hospital, shops, aquatic centre, Hotel
- Fantastic, first home or ready-made investment

The single-level home comprises three good-size bedrooms with built-in robes &ndash; the main bedroom with mirrored robes and sliding door garden access &ndash; a full family bathroom with a corner shower-bath, a large formal entry leading to a spacious open-plan living and dining area with a wood fireplace and attractive timber-look flooring, a separate kitchen, and an internal laundry with ample storage space.

The current owners were former chefs, and the gourmet kitchen reflects their culinary expertise and passion for cooking. It boasts lots of storage and food prep space, including a large central island, a Miele gas cooktop and electric oven, and a dishwasher for easy cleanup. Roller shutters on the kitchen window keep out the Eastern sun on summer mornings and let in plenty of natural light at other times of the year.

Additional features include solar power and solar hot water, Split System reverse-cycle air conditioning throughout for all-year climate comfort, ceiling fans, window furnishings, Crimsafe security screens, full security fencing with security gates, a double lock-up garage, and a single lock-up garage for extra storage.

Lovely gardens in the large, paved yard provide a leafy, shady backdrop for the central, freestanding gazebo, perfect for relaxing and entertaining. Those who enjoy hosting barbeques with friends will enjoy sitting under this unique feature. And with automatic reticulation throughout the garden, you can spend more time relaxing and less on yard work.

Schools, sporting facilities, the hospital, and the town centre are all under five minutes away, and on hot summer days, the aquatic leisure centre and Gap View Hotel are both within walking distance.

Buy today, and you can enjoy Christmas lunch under the gazebo in your own sweet surrounds. Contact Dom. Miller to arrange an inspection.

## More About this Property

<b>Property ID</b>	2C0EFD5
<b>Property Type</b>	House
<b>Land Area</b>	810 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1) Dishwasher Built-in-Robes Secure Parking Fully Fenced Solar Hot Water

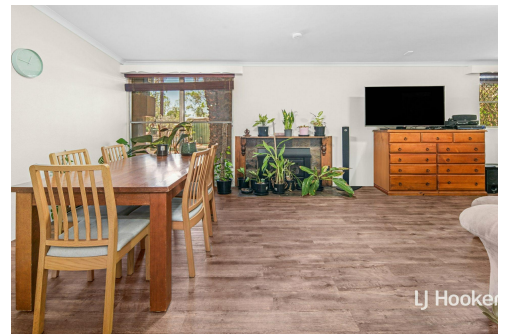
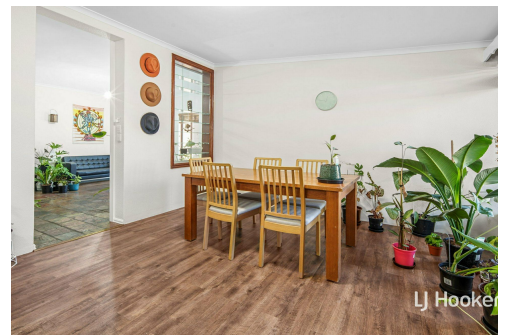
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FLOOR PLAN

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.

66 Telegraph Terrace, THE GAP NT 0870