



## The Gap, 16/7 Allchurch Street

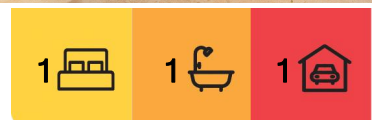
Secure, Convenient and Low-Maintenance

Tucked away in a gated complex in a quiet cul-de-sac location, this well-maintained and very secure unit is a smart choice for easy, everyday living in a prime location, whether you're a first-home buyer, downsizer, or investor.

- Low-maintenance, ground-floor unit in gated complex
- 1 bedroom + separate dedicated study/sitting room
- Tiled, open-plan living area with built-in study nook
- Well-equipped kitchen, ample storage, electric cooking
- Combined bathroom & laundry + additional storage
- Split-system air conditioning in living area & bedroom
- Crimsafe on all opening & non-opening windows & doors
- Electric gated entry + dedicated covered car space
- Private, fenced, easy-care courtyard + covered alfresco
- Complex: inground pool, shaded seating, volleyball court



**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**  
\$259,000

**View**  
By Appointment

**Contact**  
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dmiller@ljhalicesprings.com.au

**LJ Hooker Alice Springs**  
(08) 8950 6333

- Walk to Aquatic Centre, 5-min drive to hospital, CBD
- Currently tenanted until April 2025 at \$395/week
- Fantastic first home or investment in a prime location
- Council Rates: \$1,902.06 p.a.
- Body Corporate: \$1,411 p.q. (Admin: \$1,286 p.q, Sinking Fund: \$125 p.q.)

Well presented with attractive tiled floors throughout for easy-care living, this comfortable unit features an open-plan living area with a built-in study nook that works beautifully as a breakfast bar, and a functional kitchen with plenty of storage and a stainless steel upright electric stove.

The generously sized bedroom flows to a versatile multi-purpose room—ideal as a home office, cosy sitting area, or creative studio space.

Completing the layout is a combined bathroom and laundry and ample storage throughout, while split-system air conditioning keeps things comfortable year-round and Crimsafe on all windows provides added security and peace of mind.

Step outside to the covered alfresco, a private spot to enjoy a coffee in the morning sun. The courtyard beyond is ultra-low-maintenance, with high fencing giving it a secluded feel. This is perfect for those with pets and a blank canvas for creating a charming outdoor living space.

The lifestyle perks don't stop there! Set in a secure, fully gated complex with electric gates to the dedicated, undercover parking, the complex also features a resort-style inground pool, volleyball court and a shaded poolside sitting area. Refurbished in 2016, you can enjoy all the upgrades—like spending lazy afternoons in the pool under the swaying gums—no upkeep required.

This complex is also a short walk to a host of leisure amenities, including the aquatic centre, Traeger Park sports complex, and golf club. With the hospital and CBD just moments away, you're perfectly placed for work, rest, and play.

Currently tenanted until April 2025 at \$395 per week, this is an ideal opportunity for both owner-occupiers seeking low-maintenance living in a secure, convenient location or investors keen to take advantage of a property with good tenants already in place and who want to extend the lease.

Contact Dom today for more details about this fabulous property.



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## More About this Property

<b>Property ID</b>	2CPXFD5
<b>Property Type</b>	House
<b>Land Area</b>	121 m2
<b>Including</b>	Air Conditioning Fully Fenced

**Dominic Miller 0418 897 767**

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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.

16/7 Allchurch Street, THE GAP NT 0870