

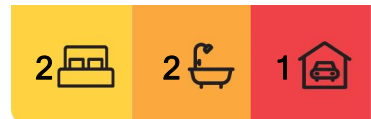
The Gap, 32/3 Gap Road

GREAT NEW PRICE Now a great Buy

River Gums Gem: Secure, Stylish, and So Close to Everything

Here's your chance to secure a property in River Gums, the popular, gated complex within walking distance of the hospital and CBD. Nestled at the end of the row with only one neighbour, this townhouse offers quiet, comfortable living with uninterrupted views, all in a highly convenient location.

- Quiet location, end townhouse in River Gums gated complex
- 2 bedrooms with built-in robes + 2 bathrooms
- Wrap-around balcony off main with great views
- Tiled, open-plan living, dining, & kitchen area
- Kitchen with gas cooking, ample storage space
- Split system air conditioning in all main rooms
- Some furniture is available at an additional cost



For Sale
\$264,000

View
ljhooker.com.au/2CKWFD5

Contact
Dominic Miller
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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.

- Large, external laundry with extra storage space
- Private, sunny, fenced, low-maintenance courtyard
- Covered carport + automatic gates to the complex
- Opposite the hospital, walk to restaurants, shops
- Ideal first home or investment, convenient locale

The low-maintenance unit features an open-plan living, dining, and kitchen area downstairs, complemented by a bathroom with a hip bath, while upstairs, you'll find two well-appointed bedrooms with built-in robes, the main with an ensuite. Completing the picture is a spacious external laundry with extra storage and split-system air conditioning to all main rooms for climate comfort.

A generous, wrap-around balcony off the main bedroom invites you to relax—drink in hand—as you savour the uninterrupted leafy views stretching all the way to the majestic MacDonnell Ranges in the south. Downstairs, the private, low-maintenance courtyard is your second outdoor retreat, perfect for a weekend barbeque.

Centrally located, this unit is within easy reach of popular restaurants, sporting facilities, and the CBD and with Alice Springs Hospital just across the road, it's a prime opportunity for hospital workers seeking convenience. The property also includes a covered carport near the unit and an automatic gate, adding both ease and security.

Whether you're a first-home buyer or an investor, this perfectly positioned townhouse in a gated complex is an opportunity you won't want to miss. Don't delay, contact Dom today, to arrange a viewing or to find out more.

- Council Rates: \$2,128.35 p.a.
- Body Corporate Fees: 1,624 p.q.

More About this Property

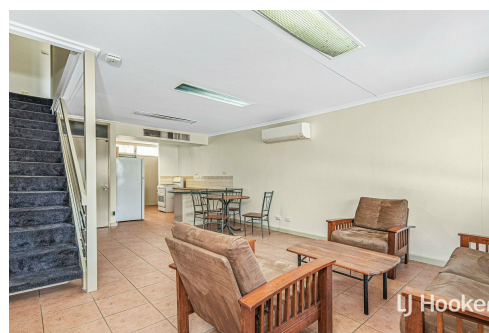
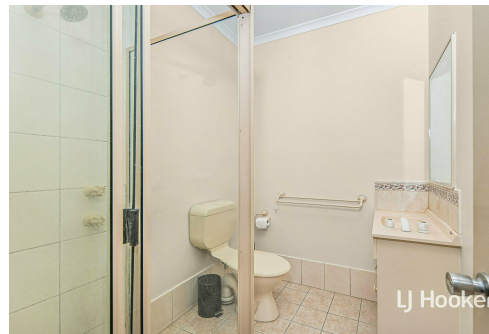
Property ID	2CKWFD5
Property Type	House
Land Area	198 m2

Dominic Miller 0418 897 767

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

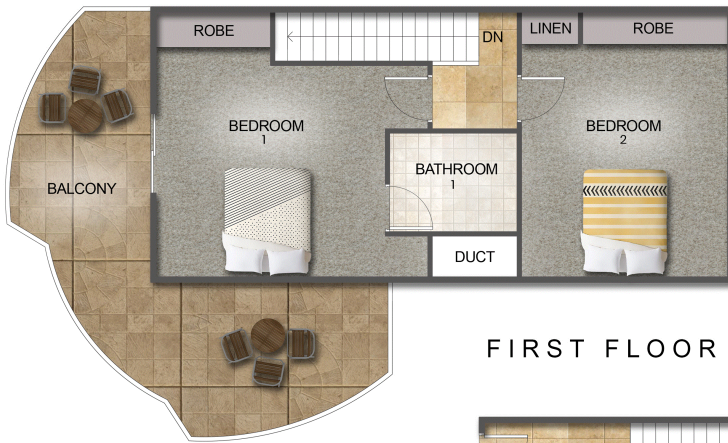
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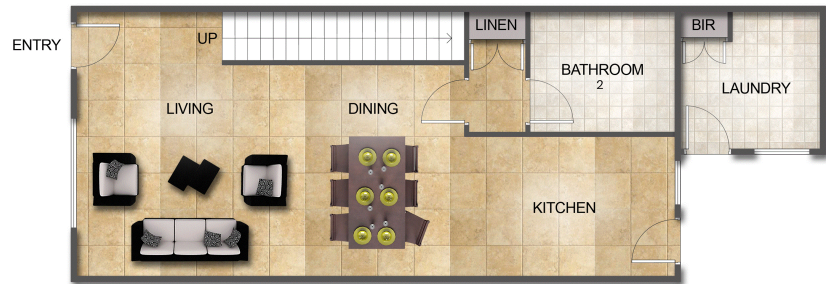


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FIRST FLOOR PLAN



GROUND 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.

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