



## The Gap, 36/50 South Terrace

### What A Pleasure

What a pleasure to offer for sale this immaculately presented two bedroom, two story townhouse. Enjoy that morning cup of coffee out on the first-floor balcony and enjoy the serene views over the Todd River and the Eastern Macdonnell Ranges.

Low maintenance, quality, timber-look flooring features throughout the property. A combination of timber venetian blinds and curtains add an element of style to the windows.

The neat gas kitchen has overhead cabinets and a window over the sink to the paved outdoor courtyard. The combined lounge/dining is on ground floor while both the bedrooms are located on the first floor.

The main bedroom has a walk-in robe, a built-in set of drawers and a glass sliding door that leads to the viewing balcony. The second bedroom is generous in size and offers a built-in robe.



**For Sale**  
\$269,000

**View**  
[ljhooker.com.au/2CMVFD5](http://ljhooker.com.au/2CMVFD5)

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**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.

The well-appointed bathroom incl toilet is located between both bedrooms. There is a convenient second toilet downstairs off the laundry.

Split system, reverse cycle air conditioning features in both bedrooms and the living area. The hot water is electric.

The gated complex is popular with owners and tenants alike for its security, large sprawling grounds, well established trees and designated pathways. There is parking within the complex for residents and plenty of visitor-parking allocated outside the security area.

Located only a few kilometers from town and close to the hospital, it is sure to be a winner.

- Council Rates \$2,040.65
- Body Corp fee's \$1,087.80 per quarter
- Two bedroom, two story townhouse
- One bathroom, two toilets
- Floating timber-look floors throughout
- Split system air conditioning throughout.
- Balcony views over Eastern Mac Ranges
- Gated complex, large sprawling grounds

## More About this Property

<b>Property ID</b>	2CMVFD5
<b>Property Type</b>	House
<b>Land Area</b>	158 m2
<b>Including</b>	Air Conditioning Toilets (2) Balcony Deck Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Internal Laundry Walk-in Robes

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