



18/3 Gap Road, The Gap

Modern Unit Close to Hospital & CBD

Located in a secure gated complex and close to the hospital, CBD, shops, schools and restaurants, this unit presents an excellent opportunity for both owner-occupiers and investors.

Upon entry, you're welcomed by an open-plan living and dining area that flows through to the modern kitchen, complete with a gas cooktop, oven and ample cupboard space. The downstairs bathroom is modern and well-maintained, featuring a shower, basin and toilet.

Upstairs, both bedrooms include built-in robes, with the main bedroom offering the added convenience of a private ensuite and its own balcony.

Additional features include a separate laundry, a paved backyard area, split-system air conditioning throughout, and designated undercover parking.

Council Rate: \$2,228.38 p.a.
Body Corporate: \$1,688 p.q.
Achievable rental: approximately \$550 p.w.

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FOR SALE
\$330,000

VIEW
By Appointment

AGENTS
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AGENCY
LJ Hooker Alice Springs
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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.

 **LJ Hooker**

MORE DETAILS

Property ID	2D6DFD5
Property Type	Unit
Land Area	161 m2
Including	Air Conditioning
	Balcony
	Deck
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

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This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker 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.

