



## Connellan, 28 Fuchsia Road

### GREAT NEW PRICE, A Horse Lover's Dream

This Property is Packed with Potential and Lifestyle Appeal. Opportunity abounds with this rural property in Connellan. Set on approximately two hectares, it features a solidly constructed 3 bedroom home, horse stables and an exercise yard, all just minutes from Pioneer Park Racecourse—perfect for horse lovers or those looking to board horses. A separate granny flat adds to the income potential, with an estimated rental return of \$450 per week.

- Rural property: horse yards, exercise yard, stables on 20,039 m<sup>2</sup>; allotment
- Self-contained granny flat with a potential income of \$450 per week
- Main house: 3 bedrooms with BIR + 1 bath + open plan living & kitchen
- Air conditioning, combustion fireplace, fans, solar panels, gas cooking
- Wrap-around verandah & shaded patio + inground pool with decking
- Granny flat: fully functional kitchen, separate bathroom, air conditioning
- Flat also has a fenced yard with a shaded patio, great for entertaining



LAND 2 ha

**For Sale**  
\$899,000

**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.

- Large shed for workshop, storage, parking + additional storage/feed sheds
- Minutes from Pioneer Park Racecourse & 15 minutes to Alice Springs CBD
- Fantastic opportunity to secure your horse lover's rural retreat in Connellan

The main home is solid and spacious, comprising three generously sized bedrooms with built-in robes, a family bathroom with a shower over the bath, and a large open-plan living, dining, and kitchen area. A combustion fireplace adds a touch of cosiness, where you can unwind on cool winter evenings with a warm drink in hand as the fire crackles in the background.

Highlights include split system air conditioning and ceiling fans in every main room, a separate laundry room with storage, and a well-equipped kitchen with gas cooking, a walk-in pantry, and ample bench space. Rooftop solar panels help with energy efficiency, though some maintenance is required on the water supply and solar system, which is reflected in the sales price.

Step outside to find your own lifestyle oasis. The sparkling blue waters of the inground pool invite you to take a dip and cool off, while the wrap-around verandah and shaded patio provide an idyllic setting for BBQs with friends or relaxing with a cool drink as the sun sets. The yard is fully fenced, making it ideal for kids and pets to play, and shaded pockets of garden under the trees add charm.

The self-contained granny flat&mdash;once a shed, now lined&mdash;is positioned away from the main house for privacy and also boasts a fenced yard and covered entertaining patio. Inside, the studio-style space is air-conditioned with a separate bathroom, a fully functional kitchen, and lots of potential.

The addition of a large shed, storage sheds, horse stables, exercise yard, and more blend both work and lifestyle, just a 15-minute drive to all the amenities of Alice Springs.

If you're searching for a rural escape, you won't want to miss the opportunity to secure this horse lover's property with lifestyle benefits and the potential to earn multiple income streams. Contact Dom for more details.



# More About this Property

Property ID	2CPVFD5
Property Type	Lifestyle
Land Area	2 ha
Including	Air Conditioning Pool Outdoor Entertaining Workshop Built-in-Robes Fully Fenced Fireplace

**Dominic Miller 0418 897 767**  
Sales Representative and Company Auctioneer | dmiller@ljhalicesprings.com.au

**LJ Hooker Alice Springs (08) 8950 6333**  
Suite 2 52 Hartley Street, ALICE SPRINGS NT 0870  
alicesprings.ljhooker.com.au | office@ljhalicesprings.com.au



**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.

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