

27 & 31 Kennett Ct, Ciccone, NT 0870

Under Contract

Warehouse



Substantial Adjoining Land Opportunity

Rarely does an opportunity arise to secure two adjoining industrial properties totalling 3,910 square metres in one of Alice Springs' most tightly held trade precincts, and this is it.

Located in the established Kennett Court cul-de-sac within Ciccone, 27 and 31 Kennett Court are being offered to the market together, delivering a combined industrial landholding with immediate income and serious long-term appeal in a genuinely low-supply market.

31 Kennett Court comprises two fully certified, standalone industrial sheds constructed on concrete slabs, with a combined building area of approximately 407m² — Shed 1 (227m²) and Shed 2 (180m²). Both sheds feature clear-span warehouse areas, roller door access, and internal amenities, with Shed 1 also incorporating a dedicated office component. The site provides practical vehicle circulation and generous hardstand area suited to workshop, storage, mechanical or trade-based operations. 27 Kennett Court adds further scale and flexibility to the overall holding, extending the footprint available to an incoming owner-occupier or investor.

Both properties are currently leased, providing an incoming purchaser with a passing gross income of approximately \$107,000 per annum (ex GST) from day one. For investors, this is a ready-made addition to a commercial portfolio — cash flow secured in a market where quality industrial stock is in persistently short supply.

Kennett Court is surrounded by automotive, mechanical and trade service businesses — the kind of neighbours that reinforce value and demand. The precinct offers direct access to major arterial routes, the North Stuart Highway, and the Alice Springs CBD, making it ideally positioned for businesses servicing the broader Central Australian region.

For investors, this is a chance to acquire two tenanted industrial assets in a single transaction, with income flowing from settlement in a market where vacancy is scarce and new supply is limited. For owner-occupiers with a longer horizon, the existing leases provide a clear pathway to eventual occupation while generating returns in the interim.

Contact us today to request an information memorandum or arrange an inspection.

Open for Inspection

By Appointment.

Listed By

Sam Linn
Phone: (08) 8950 6333
Mobile: 0423 337 469

