

9/20 Leichhardt Tce, Alice Springs, NT 0870

Sold - 13/01/2025

Unit 2   



## Solid Value, Low-Maintenance, Convenience Plus!

Fantastic Live-In or Rent-Out Opportunity – Close to everything. Sell the car, you won't need it at this Centrally located within walking distance of shops and dining, this neat and tidy, spacious top-floor unit offers exceptional convenience and low-maintenance living.

**Open for Inspection**

By Appointment.

- Solid & low-maintenance top-floor clay brick unit
- Central location, walk to everything, views of the Todd
- 2 beds with built-in robes + combined bathroom & laundry
- Spacious, tiled open-plan living, dining, & kitchen area
- Large, modern kitchen with breakfast bar, electric cooking
- Reverse-cycle air conditioning in living area & bedrooms
- Adjacent to the shared deck; allocated undercover car space
- Just minutes' walk to the CBD, shopping centre, & dining
- Convenient, easy-care first home or ready-made investment

The generous layout features two comfortable carpeted bedrooms, each with built-in robes and a shared bathroom with laundry facilities. The spacious open-plan living, dining, and kitchen area is tiled for easy cleaning, with room for both lounge and dining zones, while the modern kitchen, equipped with electric cooking, provides plenty of storage and food-prep space, including a convenient breakfast bar for casual dining.

Reverse-cycle air conditioning in the living area and bedrooms ensures climate comfort all year round, while an allocated covered car space gives you added convenience.

Currently leased at \$400 per week until September 2024, this property would suit both owner-occupiers looking for walking proximity to work and the shops or investors wanting a ready-made investment with a proven track record, tenants who are keen to extend their lease, and a 9% gross return on the asking price. Contact the office today for more details or to arrange a viewing.

Body Corporate : \$1,380.00 p.q.

Council Rates : \$2,128.35 p.a.

### Listed By

Dominic Miller

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