

90 Memorial Ave, Gillen, NT 0870

Sold - 7/05/2024

House 3  1 



Cheapest House in Town – So Much Potential for the Buy

There's no doubt this home needs some work. But for buyers looking for that rare diamond in the rough, this is it. This property is priced to sell – probably the cheapest in town, but with a bit of polish, this diamond can shine again.

Open for Inspection

By Appointment.

- Renovator's delight on a North facing block - priced to sell
- Combined living & dining with floor-to-ceiling windows
- Kitchen open to living & dining; 2nd living space on entry
- 3 bedrooms + 1 bathroom + separate WC + laundry
- High raked ceilings & exposed beams give character
- Large, fully fenced yard with empty inground pool
- Walk to schools & shops, close to the CBD & hospital
- Lots of space & untapped potential in a great locale

The raked ceilings, exposed beams, and floor-to-ceiling windows that flood the living area with natural light form the framework for a contemporary makeover that could turn the existing home into a stylish haven.

The simple layout provides an easily adaptable blank canvas for your transformation. It comprises a living, dining, and kitchen area, a separate second living space, three bedrooms - two good-sized and a smaller one that could also function as a home office, a bathroom with separate toilet and an internal laundry room.

Sitting on a North facing fully fenced block, there's room to extend the home or unleash your creativity with landscaping and outdoor amenities. The expansive, inground pool has seen better days – you have the choice of revitalising it so you can indulge in a refreshing dip in summer or filling it in and repurposing the space for an inviting outdoor entertainment area or garden retreat.

The location is excellent! North-facing and looking over well-kept sports ovals, you're a 10-minute walk to primary schools and Centralian Middle School, so school mornings couldn't be easier. Also a short walk away are the Gillen Club, shops, and the best butcher in Alice, while the CBD and hospital are a short drive away.

Are you a first home buyer looking for an affordable entry to market or an investor looking to earn quick sweat equity on your next fix and flip? You'll be hard-pressed to find a property on a block this size at this price. Bring your vision and tool belt because this home is waiting for you to bring it back to life. Inspection is a

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