

**2 Ballingall Street, The Gap, NT 0870**



**House For Sale**

Saturday, 4 November 2023

2 Ballingall Street, The Gap, NT 0870

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 3**

**Area: 980 m2**

**Type: House**



Gail Tuxworth  
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## Offers Over \$495,000

This fully fenced, dual access property is positioned on the corner of Ballingall Street and Speed Street. It covers 980 sq metres of land and is zoned LMR, offering versatility to meet your future needs. The current improvements to the property include a clad, very neat, two-bedroom home and an independent brick studio that is fitted with bathroom facilities and other conveniences or alternate space for an extended family. Both buildings are independently fenced with gate access and a clearance of approx. 6 metres between the boundaries. The current owner has enjoyed adding value to both buildings by improving floor coverings, fresh paint, and attention to decor throughout. It's ready to go! The lounge and dining areas are open plan in the primary residence and the well-equipped, L-shaped kitchen has gas cooking, rangehood, overhead cabinetry and a breakfast bar. Both bedrooms are a generous size, have built-in robes and attractive vinyl strip flooring features throughout. The bathroom has a shower, vanity, and an inviting bath while the toilet is separate. Glass sliding doors welcome you into the studio from the shaded front patio. The bathroom in the second structure is beautifully fitted out and there are kitchen facilities along with attractive vinyl strip flooring. Ceiling fans and a split system air conditioner cater to the climate comfort. There is a free-standing double carport and a garden shed along with plenty of yard space to do your own thing in improving the gardens. A unique opportunity to buy if space and independence are important to your purchasing needs. Located close to town and so convenient to the Aquatic Centre, Traeger Park facilities and the Alice Springs hospital. - Located corner of Ballingall and Speed streets- Two-bedroom home and a fenced off independent garage/studio- Attractive vinyl strip flooring throughout- Well-fitted bathrooms, attractive decor- Double carport and garden shed- Positioned close to Aquatic Centre, Traeger Park facilities- Previous rent return \$870 per week.