

**90 Memorial Avenue, Gillen, NT 0870**



**House For Sale**

Thursday, 29 February 2024

90 Memorial Avenue, Gillen, NT 0870

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 743 m2**

**Type: House**



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## Offers Over \$275,000

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. - 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 must to fully appreciate the potential.