



Brompton, 1 Frost Place

Executive residence with urban perks and backyard oasis

Rarely does such an opportunity exist on the city's doorstep in Adelaide's thriving inner West. 1 Frost Place has it all, offering an abundance of living options, with a flexible floorplan and one of the best backyard oases that Brompton has to offer.

You'll find a spacious and open plan living and dining area downstairs, overlooked by the entertainer's kitchen. Boasting stylish cabinetry, dishwasher, gas cooktop and a wall oven, plus stone benchtops and a breakfast bar which provides additional seating. The functional laundry is located adjacent to the kitchen, as well as a convenient 3rd WC.

Heading upstairs, you'll find a second lounge at the top of the stairs, and four good sized bedrooms. The master boasts a large walk-in wardrobe and ensuite, plus access to a private balcony. Bedrooms 2 and 3 are fitted with built-in wardrobes. A central bathroom services all the bedrooms, and features a separate WC and powder room.

4 2 4

For Sale
\$1,250,000

View
ljhooker.com.au/WU0HDM

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Outside, the alfresco creates the ideal entertaining space, complete with a large decked area and paved, low maintenance courtyard. The double garage has internal access, plus additional driveway parking available.

Encircled by lively cafes and restaurants, this location is just a short drive from North Adelaide and the CBD. Nearby, you'll find Plant 4 Bowden and the Adelaide Entertainment Centre, offering year-round entertainment. Public transportation is convenient, with trams, trains and buses easily accessible. Zoned for Adelaide High and Adelaide Botanic High Schools.

Key Features

- 4 spacious bedrooms upstairs
- Walk in wardrobe and ensuite to the oversized master bedroom
- Wardrobes to bedrooms 2 and 3
- Kitchen with dishwasher, gas cooktop and stone benches
- Open plan living and dining area
- Second lounge at the top of the stairs
- Central bathroom with separate WC and power room
- Additional WC downstairs
- Decking and undercover alfresco and low maintenance courtyard
- Balcony accessible from main bedroom
- Garage with internal access plus additional driveway parking
- High quality bamboo flooring downstairs, cosy carpets upstairs
- Zoned for Adelaide High and Adelaide Botanic High Schools

Specifications

Title: Torrens Title

Year built: 2011

Land size: 231sqm (approx)

Council: City of Charles Sturt

Council rates: \$1,622.75pa (approx)

ESL: \$167.40pa (approx)

SA Water & Sewer supply: TBC

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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More About this Property

Property ID	WU0HDM
Property Type	House
Land Area	231 m ²
Including	Ensuite Air Conditioning Close to Schools Close to Shops Close to Transport Roller Door Access Window Treatments

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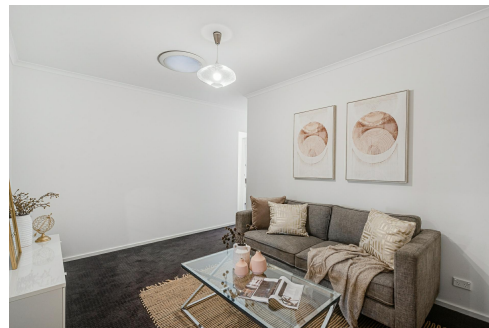
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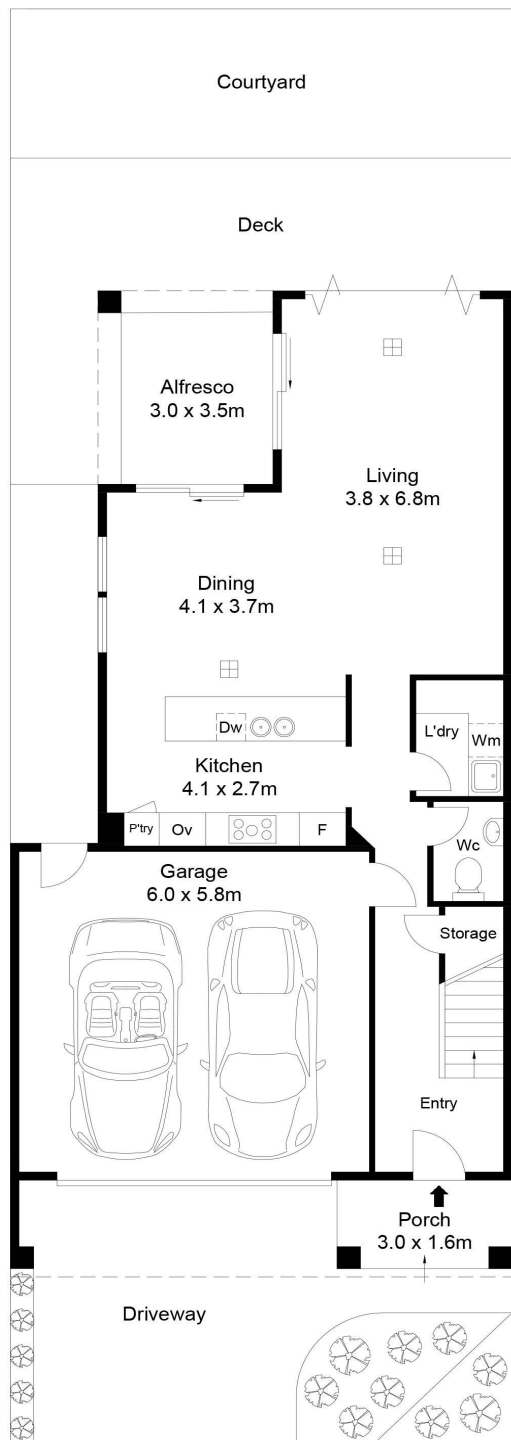
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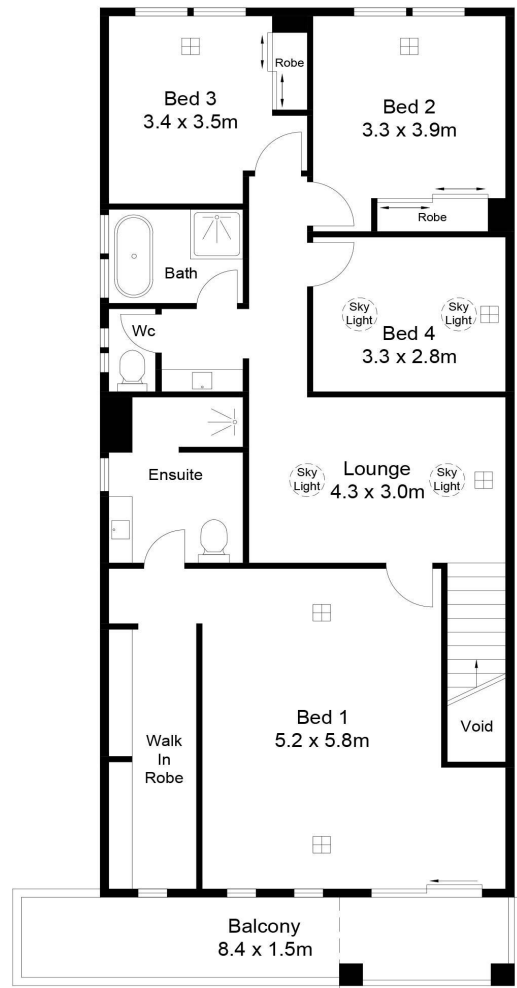


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Ground Floor



First Floor



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



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