

24 Pickering Street, Brompton

## Light-Filled Cottage in the Heart of Brompton

Auction Saturday 18th October at 9am

Brimming with natural light and warmth, this tidy cottage blends modern comfort with low-maintenance living, making it an ideal choice for first-home buyers, downsizers, or investors.

Step inside to discover a thoughtfully designed one-bedroom layout, complete with a ceiling fan for year-round comfort. The central bathroom features built-in storage and convenient laundry facilities, adding to the home's practicality.

Further along the hallway, the sleek modern kitchen impresses with ample bench and cupboard space, complemented by quality appliances including a dishwasher. The adjoining living room is filled with natural light thanks to wall-length windows and is fitted with a split-system air conditioner to keep the space comfortable in every season.

Outdoors, the undercover paved courtyard creates the perfect setting for year-round entertaining, overlooking a neat and easy-care backyard. A charming front verandah adds another welcoming space

1 1 0

**FOR SALE**  
\$650,000

### AGENTS

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### AGENCY

LJ Hooker Mile End | Woodville  
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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

to enjoy your morning coffee or afternoon sunshine.

Perfectly positioned in the vibrant heart of Brompton, this home places you within walking distance of trendy cafés, restaurants, and community hubs like Plant 4 Bowden. The Adelaide Entertainment Centre is also close by for live shows and events, while North Adelaide and the CBD are just minutes away. Public transport and bike-friendly routes make getting around effortless, and families will appreciate zoning for Adelaide High and Adelaide Botanic High Schools.

#### Key Features

- One bedroom with a ceiling fan
- Central bathroom includes laundry facilities and storage
- Modern kitchen features ample storage and quality appliances
- Sun-filled living room with a split system AC
- Paved courtyard for entertaining and a low maintenance garden

#### Specifications

Title: Torrens Title  
Year built: c1900  
Council: City of Charles Sturt  
Council rates: \$1,379.45pa (approx)  
ESL: \$114pa (approx)  
SA Water & Sewer supply: \$176.30pq (approx)

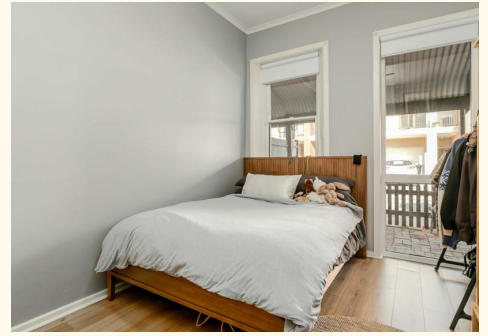
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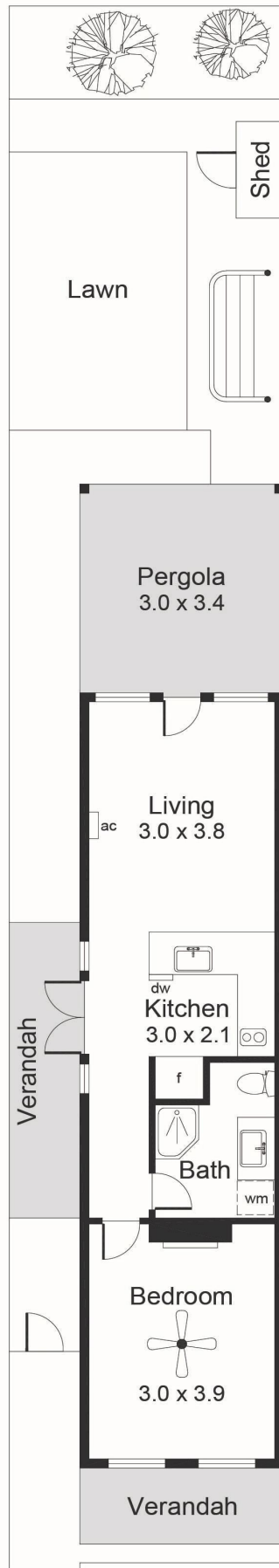
#### MORE DETAILS

Property ID	XY1HDM
Property Type	House
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport

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