



51 Second Street, Brompton

INVEST IN YOUR FUTURE — OPPORTUNITY IN A HIGH- GROWTH LOCATION JUST TWO TRAIN STOPS TO CBD

Here and now is your opportunity to secure a quality built, Torrens Title, two-story residence in a vibrant, high-growth suburb close to the CBD. Offering approximately 157m² of building area on 290m² of land, this home can be enjoyed immediately or upgraded over time to suit your personal style and budget.

Built in 1991, during an era when homes were constructed for longevity, the residence features a timeless clinker red brick facade and solid brick-to-brick party walls, providing excellent privacy, fire resistance, noise protection, and durability.

The practical original kitchen and bathroom are in good working condition, presenting an excellent opportunity to modernise. A generous combined lounge and dining area flows seamlessly to an outstanding undercover outdoor entertaining space, complete with:

- Established BBQ area
- Delightful fernery with gurgling water feature

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

3 1 3

FOR SALE
\$970,000

AGENTS

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AGENCY

LJ Hooker Mile End | Woodville
(08) 8352 7111

LJ Hooker

- Outdoor awnings for year-round comfort

The private rear yard is ideal for children and pets and includes two large tool sheds and substantial water tanks.

Upstairs comprises three spacious bedrooms, all with built-in wardrobes and window furnishings. The master bedroom features a walk-in robe, ceiling fan, and a unique art-deco style built-in timber bedframe. The main bathroom is also located upstairs and includes a bath, separate shower alcove, vanity, and WC.

Additional features include:

- " Carport plus off-street parking for two additional vehicles —a rare find so close to the CBD
- Second WC in the ground-floor laundry
- Excellent storage throughout
- Quality, professionally made double-width curtains
- Ducted evaporative cooling and separate gas heating on the ground floor
- Walking distance to trains, tram and numerous bus services.

Designed for low maintenance living and high enjoyment, this much-cared for home is ideal for entertaining family and friends and is now ready for its next chapter.

An outstanding opportunity to invest, upgrade, or enjoy as is —with room to grow.

Do not hesitate. For further information or to inspect this delightful property please contact listing agent Mila Inat of LJ Hooker Mile End & Woodville on 0411 641 120 or email: milai@ljmw.com.au —7 days a week.

Specifications

Title: TBC
Year built: c1991
Land size: TBC
Council: City of Charles Sturt
Council rates: TBC
ESL: TBC
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

MORE DETAILS

Property ID Y7RHDM
Property Type Townhouse
Land Area 290 m2
Including Toilets (2)
Close to Schools
Close to Shops
Close to Transport

Mila Inat 0411 641 120

Sales Executive | milai@ljmw.com.au

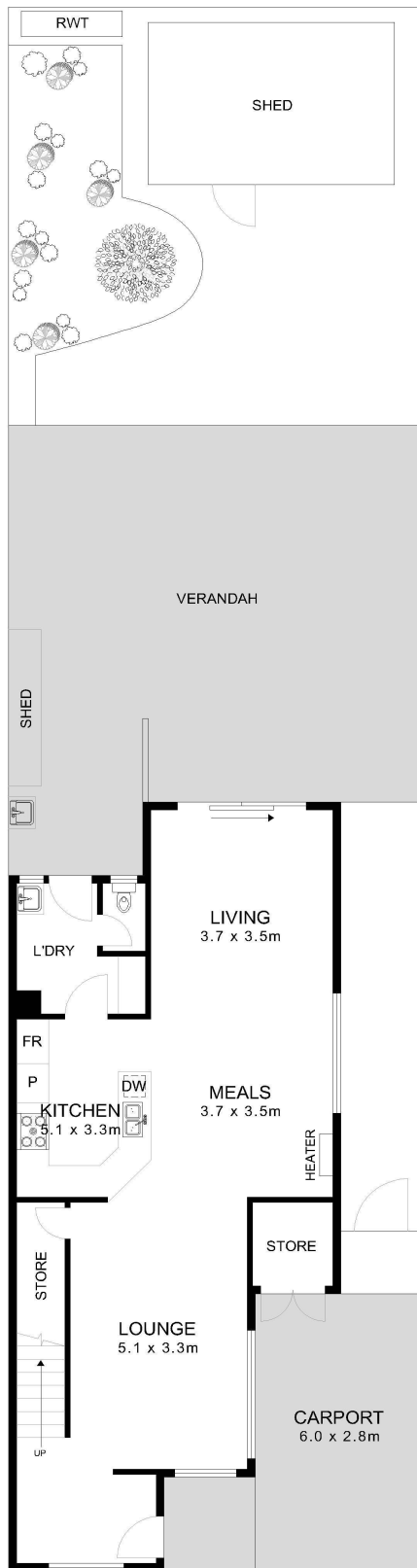
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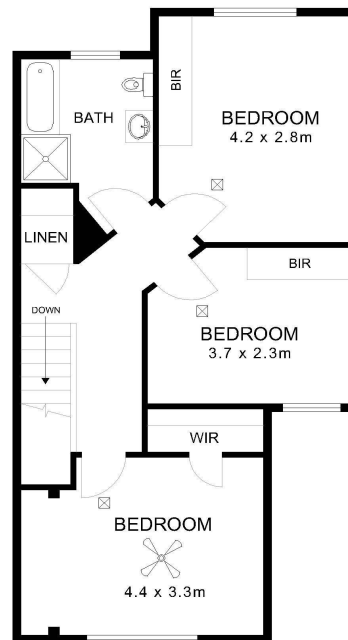
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LOWER LEVEL



UPPER LEVEL

Approx Gross
 Lower Level = 70m²
 Upper Level = 60m²
 Carport = 16m²
 Verandah = 60m²
 Porch = 3m²
 Total = 209m²

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For illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography