

Brompton, 9 Ethelbert Square

City Fringe Living With Park Views

Ensure your financial future with this exceptional property, a perfect investment opportunity or first home. Nestled on the city fringe, a short drive to the CBD, and overlooking a reserve, this stylish abode offers the epitome of low-maintenance living.

Where a fresh, bright design meets a lush park setting. This two-level home takes full advantage of its location, with light-filled living areas upstairs and seamless indoor-outdoor entertaining spaces that overlook the neighbouring reserve.

The upstairs living and dining areas flow onto a glorious balcony, perfect for enjoying your morning coffee with park views. The kitchen is fully equipped with a gas cooktop and breakfast bar, while downstairs, two spacious bedrooms with built-in robes offer quiet retreats. The main bedroom also features an ensuite and direct access to the private courtyard, creating an ideal space for relaxation.



For Sale
\$729,000 - \$759,000

View
ljhooker.com.au/4YHXFE8

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Disclaimer: 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.

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(08) 8347 3666

Property Highlights:

- Bright, light-filled upstairs living and dining with park views
- Kitchen with gas cooktop and convenient breakfast bar
- Balcony from the living area, perfect for entertaining
- Main bedroom with ensuite and glass doors to the courtyard
- Second bedroom with mirrored built-in robes and ensuite
- Private courtyard for additional outdoor space
- Ducted reverse cycle air conditioning throughout
- Secure parking plus off-street space for a second vehicle

Positioned in a prime city fringe location, you'll be steps away from Bowden's vibrant cafes, eateries, and parklands. With easy access to public transport and the CBD just a short commute, this home is perfectly placed for those seeking urban convenience combined with the warmth of a welcoming community.

For more information about the property, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

More About this Property

Property ID	4YHXFE8
Property Type	Townhouse
Including	Air Conditioning Courtyard Balcony Dishwasher Built-in-Robes Secure Parking Remote Garage

Rosemary Auricchio 0418 656 386

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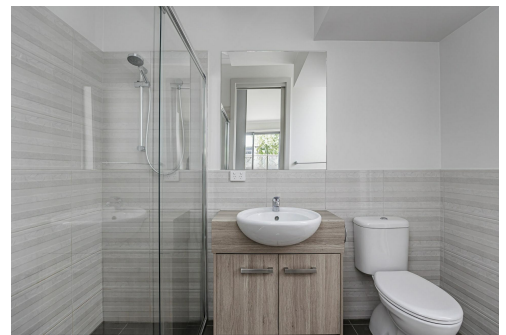
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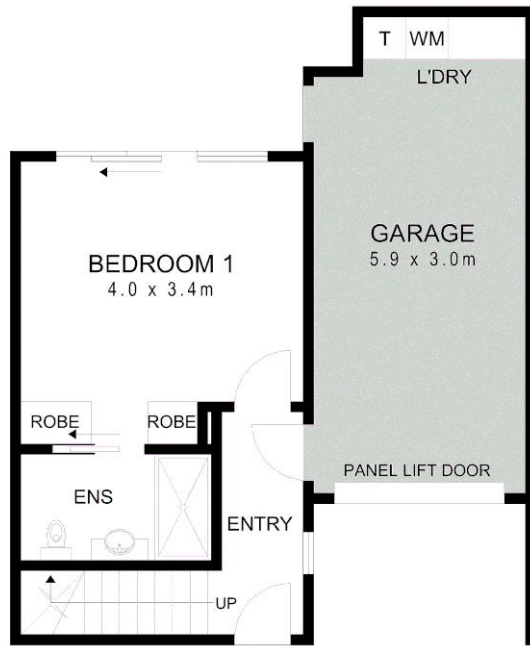
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LOWER LEVEL



UPPER LEVEL

Approx Gross
Lower Level = 27m ²
Upper Level = 52m ²
Garage = 20m ²
Balcony = 14m ²
Total = 113m ²

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