







12 Press Road, Brooklyn Park

Prime City-Fringe Opportunity on 583sqm with Outstanding Future Potential

Auction Sunday 9th August @ 1.30pm

Positioned in the highly sought-after suburb of Brooklyn Park, this original conventional home presents an exceptional opportunity to secure a substantial landholding in one of Adelaide's premier western suburbs. Set on approximately 583sqm, the property offers outstanding potential (Subject to Planning Consent).

Offering comfortable accommodation in its current configuration, the home features a traditional floorplan with three well-proportioned bedrooms, a central bathroom, and generous living spaces that provide the perfect canvas for a contemporary renovation. Whether you're looking to restore its original character or create a stunning modern residence, the possibilities are limited only by your imagination.

The expansive allotment further enhances the appeal, providing ample space for future extensions, landscaped outdoor entertaining areas, or a complete redevelopment (STPC). Opportunities to secure

3 1 3

FOR SALE
$818,000

AGENTS

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AGENCY

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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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land of this size in Brooklyn Park are becoming increasingly rare, making this a valuable long-term investment in a location renowned for its continued growth and strong buyer demand.

Positioned for outstanding lifestyle convenience, the home enjoys easy access to Adelaide CBD, Adelaide Airport, and the stunning western coastline. Local shopping precincts, cafés, quality schools, and public transport are all within close proximity, creating an enviable lifestyle for families and professionals alike. Nearby reserves, recreational facilities, and the vibrant Henley Beach Road precinct further enhance the appeal of this tightly held city-fringe location.

Whether you're searching for your next renovation project, a premium allotment to build your forever home, or a blue-chip investment with exceptional future upside, this is an opportunity not to be missed.

Key Features

- Approx. 583sqm allotment
- Three well-sized bedrooms
- Central bathroom
- Traditional floorplan with excellent scope to modernise
- Generous rear yard with endless possibilities
- Ample off-street parking
- Ideal opportunity for home buyers, investors, builders and developers
- Highly sought-after Brooklyn Park location
" Minutes to Adelaide CBD and Adelaide Airport
" Close to quality schools, shopping centres, cafés and public transport
- Easy access to Adelaide's western beaches and coastline
- Exceptional long-term investment in a thriving city-fringe suburb

Specifications

Title: Torrens Title
Year built: c1950
Land size: 583 sqm (approx)
Council: City of West Torrens
Council rates: $1,298.95 pa (approx)
ESL: $143.30pa (approx)
SA Water & Sewer supply: $194.74pq (approx)

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 DETAILS

Property ID	YNGHDM
Property Type	House
Land Area	583 m2
Including	Close to Schools Close to Shops Close to Transport











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