






4 Byrnes Street, Brooklyn Park

4  2  4 

## Executive Residence in a Sublime Location

Auction Sunday 26th October @ 10am

Move straight in and enjoy effortless living in this modern executive home, offering a spacious and flexible floorplan designed for contemporary family life. Alternatively, take advantage of a strong investment opportunity with minimal maintenance and maximum appeal.

At the front of the home, a versatile room provides the ideal space for a home office or additional bedroom, enhanced by stylish plantation shutters for both privacy and light control. The cleverly concealed laundry offers generous built-in storage and convenient outdoor access.

The master suite delivers a true retreat, complete with a walk-in wardrobe and a sleek ensuite. Bedroom two also features a walk-in robe, while bedroom three includes built-in wardrobes. All bedrooms are fitted with ceiling fans, ensuring comfort throughout the seasons.

A centrally located family bathroom includes a separate powder room and WC, along with a bathtub perfect for unwinding after a long day.

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Mile End | Woodville  
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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.

 **LJ Hooker**

Across the hall, the formal lounge-finished with plush carpeting-offers a peaceful setting for relaxation or entertaining guests.

At the rear, the open-plan kitchen and living area form the heart of the home. Featuring quality appliances including a gas cooktop, dishwasher, generous fridge space, and a walk-in pantry with extensive storage and preparation areas make this kitchen a delight for any home chef. The adjoining dining and family zones flow seamlessly to the alfresco area, creating a superb indoor-outdoor connection.

The all-weather alfresco is enclosed with café blinds, allowing year-round enjoyment, and includes a gas point ready for a plumbed BBQ-perfect for weekend gatherings. Low-maintenance gardens feature artificial lawn, neat garden beds, and an established fruit tree. Additional highlights include a secure double garage with built-in storage, ample off-street parking, and a wide driveway.

Ideally located for lifestyle and convenience, this home offers easy access to the CBD via Sir Donald Bradman Drive and Henley Beach Road. Enjoy proximity to Harbour Town, IKEA, Aldi, and Lockley's Romeo's Foodland, as well as a great selection of local cafes, restaurants, and parks. Families will also appreciate nearby quality schooling options, including St John Bosco, Emmaus Christian College - Brooklyn Park Campus, Brooklyn Park Primary and Underdale High School.

#### Key Features

- Four bedrooms, or three and a home office
- Master bedroom includes a WIR and ensuite
- 2nd bedroom also includes a WIR, 3rd bedroom features a BIR
- Family bathroom with a separate powder room and WC, plus a bathtub
- Laundry includes built-in storage and direct outdoor access
- Formal lounge with cosy carpets
- Kitchen boasts a walk-in pantry, quality appliances and ample storage
- Family and meals area at the rear of the home
- Alfresco with cafe blinds for all year round entertaining, and a plumbed gas point
- Low maintenance gardens including artificial lawn and garden beds
- Secure double garage with built-in storage and driveway parking
- Ducted reverse cycle air conditioning
- Solar panels 6.6Kw System

#### Specifications

Title: Torrens Title

Year built: 2018

Land size: 398sqm (approx)

Council: City of West Torrens

Council rates: \$1,527.25pa (approx)

ESL: \$156.45pa (approx)

SA Water & Sewer supply: \$198.83pq (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

## MORE DETAILS

Property ID	XYSHDM
Property Type	House
Land Area	398 m2
Including	Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Window Treatments

### Thanasi Mantopoulos 0421 188 498

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