




42 Oscar Street, Brooklyn Park

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## Exceptional Home with Impressive Development Potential in a Prime City-to-Sea Location

Set on an impressive 20.72m (approx.) frontage, this solid Basket Range Residence presents an exciting opportunity in one of Adelaide's most convenient city-to-coast corridors. Comfortable as it stands yet brimming with potential, the home offers immediate lifestyle appeal alongside outstanding scope to renovate, extend or redevelop (STPC).

Behind its charming stone fae lies a well-proportioned three-bedroom layout, designed for practical everyday living. The generous lounge room at the front of the home creates a welcoming space to relax or entertain, enhanced by large picture windows that fill the room with natural light. A classic feature brick fireplace adds warmth and character, reinforcing the timeless charm of this solidly built home.

The central kitchen and meals area provides ample cabinetry and bench space, positioned perfectly to service both the living zones and the outdoor entertaining areas. Three well-sized bedrooms are

**FOR SALE**  
Contact Agent

### AGENTS

Thanasi Mantopoulos  
0421 188 498  
thanasi@ljhooker.me

Justin Peters  
0423 341 797  
justin@ljhooker.me

### AGENCY

LJ Hooker Mile End | Woodville  
(08) 8352 7111

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privately positioned off the hallway and are serviced by a neat central bathroom and separate laundry.

Stepping outside, the property continues to impress with expansive outdoor space, including a large pergola entertaining area, lawn for children and pets, and a substantial garage/shed plus long carport providing excellent storage and vehicle accommodation. The wide frontage and generous allotment further highlight the future development possibilities (subject to planning consent).

Perfectly positioned between Sir Donald Bradman Drive and Henley Beach Road, the location offers exceptional convenience with effortless access to both the Adelaide CBD and Henley Beach. Daily essentials are close at hand with Foodland Brooklyn Park, local cafés and public transport all within easy walking distance, while nearby parks, reserves and playgrounds add further lifestyle appeal.

Families will appreciate the range of schooling options nearby including St John Bosco School, Brooklyn Park Primary, Cowandilla Primary School, and Underdale High School.

Offering solid construction, wide frontage and exciting future potential, this is a property that delivers both lifestyle and opportunity in equal measure.

### Key Features

- Impressive 20.72m (approx.) frontage
- Three well-proportioned bedrooms
- Spacious light-filled lounge with feature fireplace
- Functional kitchen with adjoining meals area
- Central bathroom with separate laundry
- Large pergola entertaining area overlooking lawn
- Substantial garage/shed plus long carport
- Generous allotment with development potential (STPC)
- Prime city-to-sea location between Sir Donald Bradman Drive and Henley Beach Road
- Walking distance to Foodland Brooklyn Park, cafés, parks and public transport
- Close to St John Bosco, Brooklyn Park Primary, Cowandilla Primary & Underdale High School

### Specifications

- Title: Torrens
- Year built: 1967
- Land size: 600 sqm (approx)
- Frontage: 20.72m
- Council: City of West Torrens
- Council rates: \$1,488.60 pa (approx)
- ESL: \$153.75 pa (approx)
- SA Water & Sewer supply: \$195.88 pq (approx)

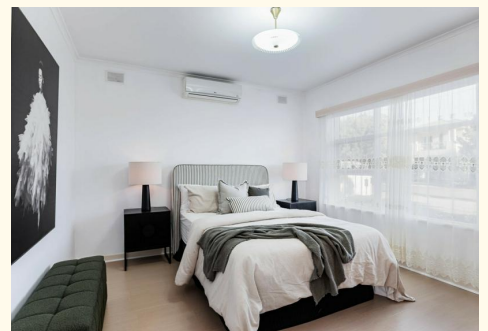
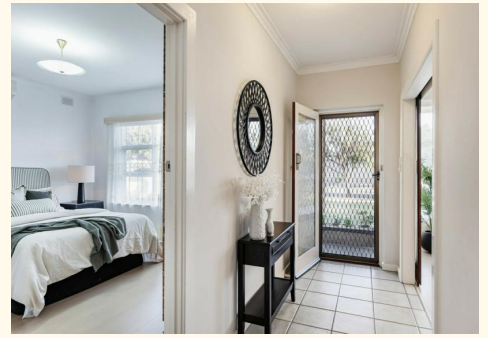
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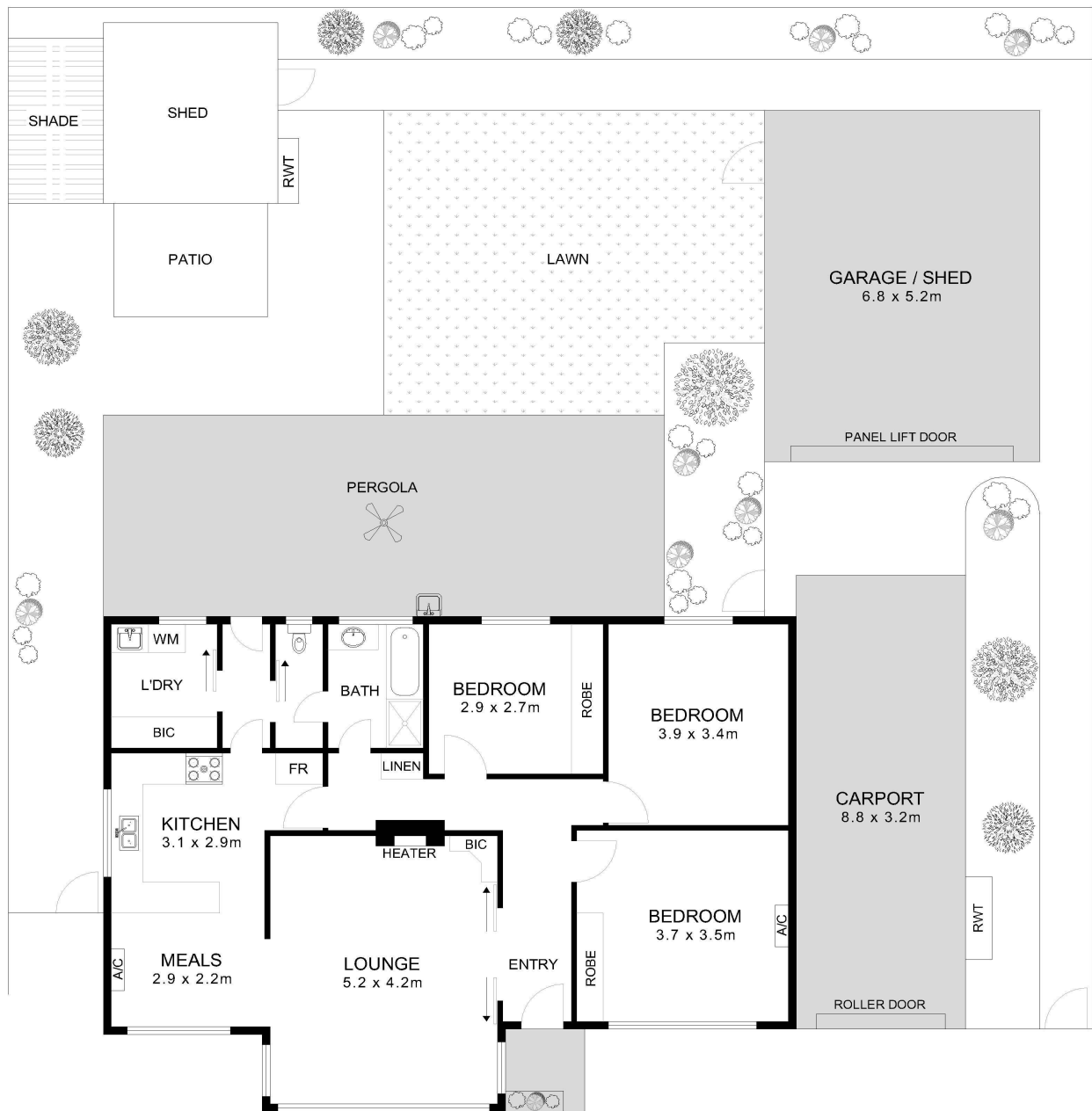
## MORE DETAILS

Property ID Y9RHDM  
Property Type House  
Land Area 600 m2  
Including Air Conditioning  
Close to Schools  
Close to Shops  
Close to Transport  
Window Treatments

**Thanasi Mantopoulos 0421 188 498**  
Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)  
**Justin Peters 0423 341 797**  
Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

**LJ Hooker Mile End | Woodville (08) 8352 7111**  
206A Henley Beach Road, TORRENSVILLE SA 5031  
[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) | [admin@ljhookermileend.com.au](mailto:admin@ljhookermileend.com.au)





Approx Gross  
 Living = 106m<sup>2</sup>  
 Garage = 35m<sup>2</sup>  
 Carport = 28m<sup>2</sup>  
 Pergola = 41m<sup>2</sup>  
 Patio = 6m<sup>2</sup>  
 Porch = 2m<sup>2</sup>  
 Total = 218m<sup>2</sup>

**42 Oscar Street Brooklyn Park**  
 For illustrative purposes only. All measurements are approximate.  
 Andrew Waters Photography

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