

Brooklyn Park, 8 Raws Road

Stylish Modern Living with a Sparkling Pool Oasis

Providing a perfect mix of modern living and unbeatable convenience, making this home ideal for first time buyers or investors. With a striking front facade, electric gate, plus a pool at the back, you won't want to miss this one!

At the front of the home, you'll find a separate lounge room with large windows flooding the room with natural light. Across the hall the master bedroom includes a walk-in wardrobe and an ensuite which boasts double hand basins and ample storage.

The two remaining bedrooms both feature built-in wardrobes and all the three bedrooms are fitted with cosy carpets. A central main bathroom features a bathtub and separate WC.

An open plan living and meals area at the back of the home provides the perfect space for entertaining or spending time with loved ones. The kitchen adjacent boasts ample storage space, a large 5 burner gas stove, dishwasher and walk-in pantry. The breakfast bar



For Sale
\$1,000,000

View
ljhooker.com.au/XCTHDM

Contact
Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Justin Peters
0423 341 797
justin@ljhooker.me



LJ Hooker Mile End | Woodville
(08) 8352 7111

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provides additional casual seating, complete with stylish pendant lighting.

The laundry located at the rear of the home has ample storage, and side access to the clothesline.

The doors of the living room almost seamlessly open out to the entertaining area. The 5.6m x 2m pool is perfect for cooling off on warm summer days, and includes a convenient robot pool cleaner and solar heating. The easy care gardens have automatic irrigation including in the landscaped front yard. Ample off-street parking is available with a lock up garage plus driveway parking.

Ideally situated between the city and the sea, this location provides easy access to Adelaide's lively CBD and the picturesque shores of Henley Beach. Well-served by public transport, the area also features a variety of parks, shopping destinations, and dining experiences to explore. Families will appreciate the excellent nearby schooling options, including Lockleys and Cowandilla Primary Schools, as well as Underdale High School.

Key Features

- Formal lounge at the front of the home
- Master bedroom includes a walk in wardrobe and ensuite
- Two remaining bedrooms feature built-in wardrobes
- Central bathroom with a separate bathtub and WC
- Kitchen boasting a walk in pantry, quality appliances and a breakfast bar for additional seating
- laundry with storage and side access to a clothesline
- Undercover entertaining area with a ceiling fan
- 5.6 x 2m (approx) swimming pool with a robotic cleaner and solar heater
- Gardens with automatic irrigation system

Specifications

Title: Torrens Titled

Year built: 2021

Land size: 342 sqm (approx)

Council: City of West Torrens

Council rates: \$1,488.35pa (approx)

ESL: \$158.60pa (approx)

SA Water & Sewer supply: \$195.23pq (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 About this Property

Property ID	XCTHDM
Property Type	House
Land Area	342 m2
Including	Ensuite Air Conditioning Alarm Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport Heating Pool Roller Door Access

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

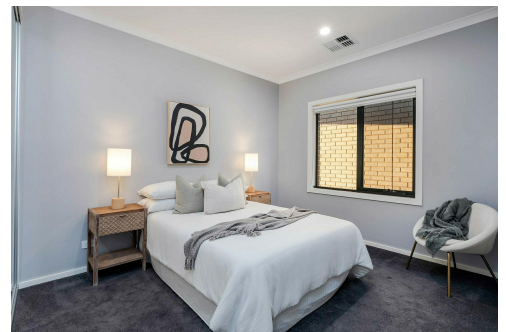
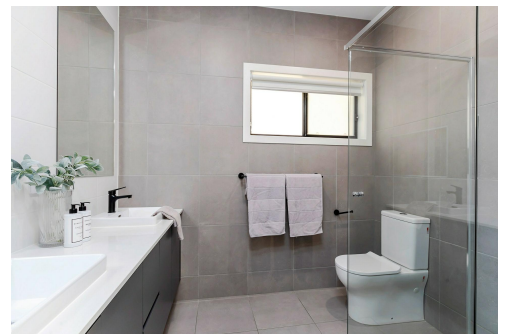
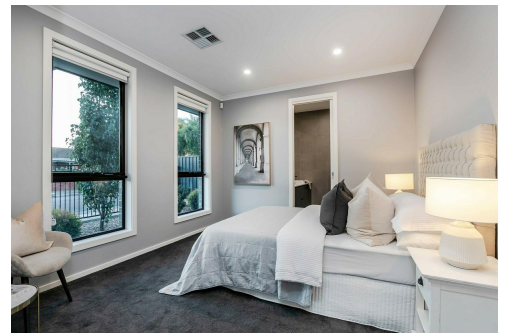
Justin Peters 0423 341 797

Principal | justin@ljhooker.me

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206A Henley Beach Road, TORRENSVILLE SA 5031

mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au



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Area (Estimate only)	
Living	146.5 m ²
Garage	19.7 m ²
Alfresco	8.6 m ²
Porch	2.2 m ²
Total	177.0 m²



For illustrative purposes only.
All measurements are approximate