

12/3 Witter Place, Brooklyn Park

Sunlit Townhouse in Highly Sought After Locale

Best Offers By Tuesday 19th August @ 3pm




Whether you're searching for your first home or an investment, this well-maintained property presents a range of possibilities. Nestled on a quiet no-through road, it's perfectly positioned just minutes from both the CBD and the coast.

Downstairs, the home welcomes you with a bright and spacious open-plan living and dining area, enhanced by high ceilings and large windows that flood the space with natural light. The kitchen is well-equipped with generous bench and storage space, a gas cooktop, and a dishwasher for easy meal prep.

Adjacent to the kitchen, the sizable bathroom also incorporates laundry facilities and boasts an impressive amount of bench and cupboard space.

Upstairs features two well-proportioned bedrooms, with the master offering a built-in wardrobe and ceiling fan for added comfort.

Outdoors, a private rear courtyard provides the perfect setting for entertaining guests or enjoying a quiet morning coffee. At the front, a

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FOR SALE
\$640,000

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.

 **LJ Hooker**

second courtyard offers ample room for outdoor seating or your favorite potted plants.

Enjoy a seamless 15-minute commute to Adelaide's thriving CBD, where cultural events, fine dining, and a lively weekend atmosphere await. Spend your mornings at nearby cafés, explore the retail offerings at Harbour Town, or unwind with a scenic walk along the picturesque Linear Park trails. Ideal for families seeking a balance of lifestyle and location, it's close to esteemed schools, boutique shopping, and excellent public transport options.

Key Features

- Living and meals area with two story high ceilings and windows
- Kitchen with quality appliances and ample storage
- Bathroom and laundry with plenty of storage and a bathtub
- Under stairs storage
- Two bedrooms upstairs, master includes a built-in wardrobe and ceiling fan
- Enclosed courtyard with a fan, and gated access to the carport
- Semi enclosed front courtyard
- New flooring throughout

Specifications

Title: Strata Title

Year built: c1973

Council: City of West Torrens

Council rates: \$1,238.10pa (approx)

ESL: \$116.70pa (approx)

SA Water & Sewer supply: \$176.30pq (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	XTRHDM
Property Type	Townhouse
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

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