

## Brooklyn Park, 11/281 Henley Beach Road

Tidy and secure apartment on city fringe



Best Offers By Tuesday 7th May @ 3pm

Positioned at the back of the complex, this apartment presents a fantastic opportunity for first home buyers, downsizers or investors. Secure and private, while being walking distance to public transport and the local IGA and cafes.

This apartment features a modern and sleek kitchen, with a gas cooktop, dishwasher and plenty of bench and cupboard space, a separate meals area and a cosy lounge room with carpet, ceiling fan and split system air conditioner. You'll also have access to a private balcony. The two bedrooms are off the main hallway, both with ceiling fans, the master features built in wardrobes. A central bathroom boasts a bathtub, plenty of storage and a separate WC, with the laundry adjacent.

This location boasts convenience, just a short commute to the CBD, public transport

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/WN6HDM](http://ljhooker.com.au/WN6HDM)

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**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

almost at your doorstep and walking distance to shopping amenities and cafes. Local parks and playgrounds nearby including walking trails along the River Torrens. Head towards the coast to explore Henley Square's many cafes and restaurants, or relax at Henley or Grange beaches. Zoned to Underdale High School plus an abundance of other Primary and High School options.

#### Key Features

- Spacious kitchen with modern appliances and plenty of cupboard space
- Separate dining area
- Lounge with private balcony and split system AC
- Two bedrooms, master with wardrobes
- Bathroom with storage and separate WC
- Laundry amenities off hallway
- Ceiling fans to bedrooms and lounge
- 1 allocated carpark
- Secure complex with fob key, intercom and elevator access

#### Specifications

Title: Strata Title

Year built: c1977

Council: City of West Torrens

Council rates: \$1085.70pa (approx)

ESL: \$90.05pa (approx)

SA Water & Sewer supply: TBC

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	WN6HDM
Property Type	Unit
Including	Air Conditioning Close to Schools Close to Shops Close to Transport

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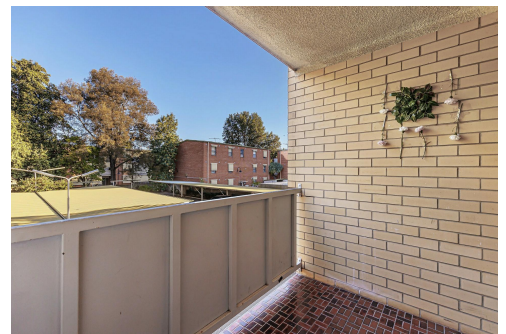
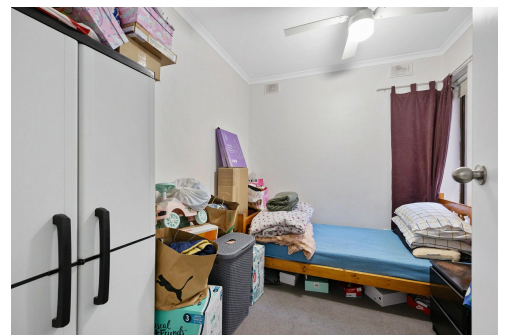
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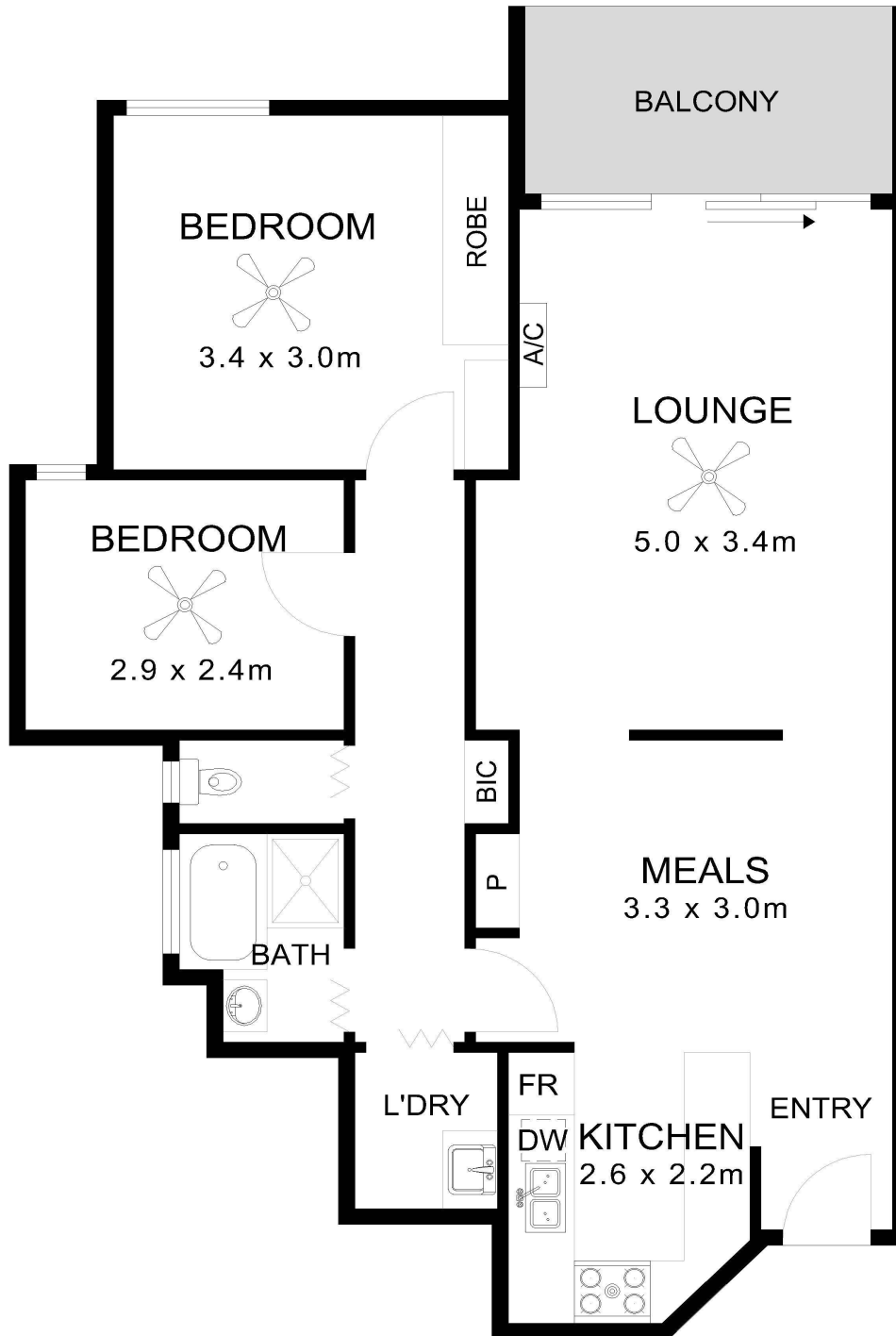
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Approx Gross

Living = 78m<sup>2</sup>

Balcony = 6m<sup>2</sup>

Total = 84m<sup>2</sup>

**11/281 Henley Beach Road Brooklyn Park**

For Illustrative purposes only. All measurements are approximate.

Andrew Waters Photography