

22/116 Lipsett Terrace, Brooklyn Park

# Elevated Western Suburbs Living with City Views

Perfectly positioned in Adelaide's highly convenient western suburbs, this well-maintained third-floor unit combines generous proportions, elevated outlooks and low-maintenance living within easy reach of the CBD. Offering two bedrooms, spacious living and the rare advantage of two balconies, it presents an excellent opportunity for first-home buyers, professionals, downsizers or investors.

Stepping inside, the practical floorplan immediately impresses with a spacious living area providing plenty of room to relax or entertain. Split-system air conditioning ensures year-round comfort, while direct access to the front balcony creates an inviting extension of the living space and captures attractive views towards the Adelaide city skyline.

The adjoining kitchen is well equipped for everyday living, featuring a gas cooktop, generous bench space and ample cabinetry and storage. Its convenient connection with the main living area ensures the home remains both functional and easy to enjoy.

Accommodation comprises two well-sized bedrooms, with the main bedroom featuring a built-in robe. The second bedroom offers excellent flexibility for guests, children or those requiring a dedicated

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**FOR SALE**
Best Offers | $399K - $438K

**VIEW**
Wed 4th Nov @ 6:10PM - 6:30PM

**AGENTS**

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Interested parties must rely solely on their own enquiries.

home office. Both bedrooms are serviced by a conveniently positioned central bathroom, while the valuable addition of a separate laundry further enhances the home's everyday practicality.

One of the property's standout features is its two private balconies, providing multiple outdoor spaces rarely found in apartment living. The front balcony takes full advantage of the elevated third-floor position with views towards the city skyline, while the additional balcony provides further outdoor space and versatility.

Completing the offering is a dedicated allocated car park, adding further convenience to this easy-care, lock-up-and-leave lifestyle.

The location places everyday amenities within effortless reach. Positioned approximately 5km from the Adelaide CBD, the property enjoys convenient access to public transport, supermarkets, cafés, restaurants and local shopping. Harbour Town Premium Outlets, Brickworks Marketplace and Westfield West Lakes are all within easy reach, while Adelaide Airport and the beautiful western coastline are only a short drive away.

Whether you're entering the property market, looking for a conveniently positioned city-fringe home or seeking a low-maintenance addition to your investment portfolio, this appealing unit delivers space, lifestyle and excellent western suburbs connectivity.

Key Features

- Well-maintained third-floor unit
- Two generously sized bedrooms
- Main bedroom with built-in robe
- Spacious and comfortable living area
- Functional kitchen with gas cooktop
- Generous kitchen bench space and ample storage
- Central bathroom servicing both bedrooms
- Valuable separate laundry
- Split-system air conditioning for year-round comfort
- Two private balconies
- Front balcony with attractive views towards the Adelaide city skyline
- Elevated third-floor position
- Dedicated allocated car park
- Excellent low-maintenance, lock-up-and-leave lifestyle
- Ideal for first-home buyers, professionals, downsizers and investors
" Approximately 5km from Adelaide CBD
" Convenient access to public transport, shopping, cafés and restaurants
- Easy access to Harbour Town Premium Outlets, Brickworks Marketplace and Westfield West Lakes
- Close to Adelaide Airport and Adelaide's western beaches

Specifications

Year Built: 1970
Council: City of West Torrens
Council Rates: $1,279,05 pa (approx)
Strata Rates: $452.00 pq (approx)
ESL: $97.95 pa (approx)
SA Water & sewer supply: $191.85 pq (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

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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 | YPNHDM |
| Property Type | Unit |
| Including | Air Conditioning |
| | City Views |
| | Close to Schools |
| | Close to Shops |
| | Close to Transport |

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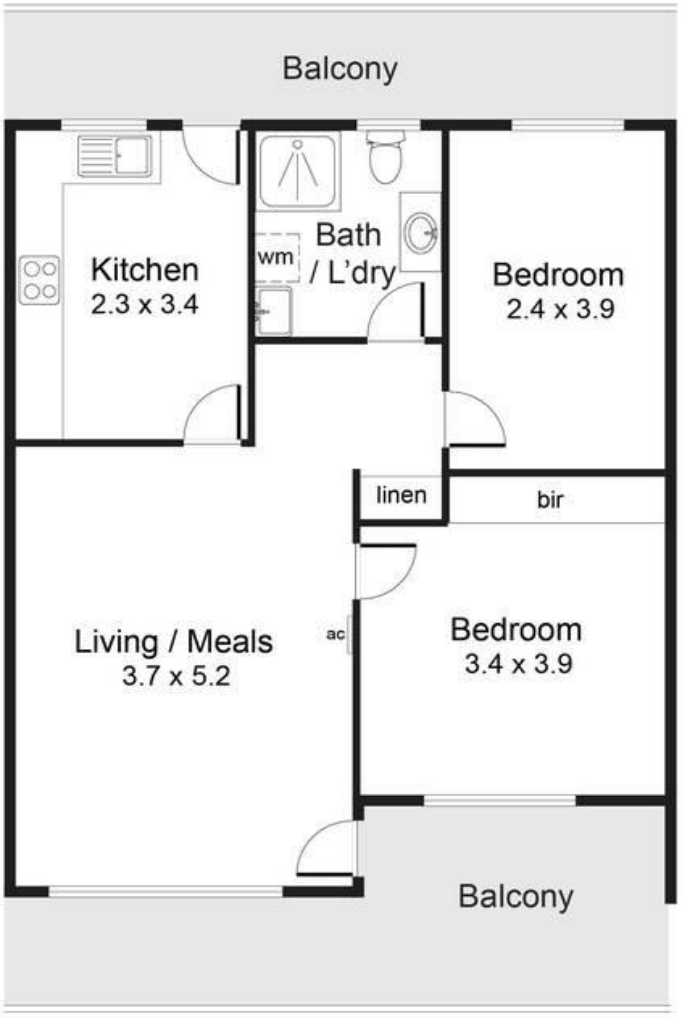


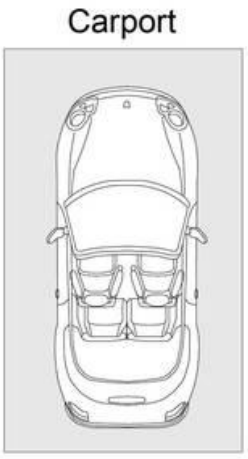






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| Area (Estimate only) | |
|---|---|
| Living | 64.2 m² |
| **Total** | **64.2 m²** |

For illustrative purposes only.
All measurements are approximate

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