



## Brooklyn Park, 8/10 Jeffrey Street

Picture Perfect Unit in City Fringe Location



Best Offers By Tuesday 25th March @ 3pm

This tidy upstairs unit is ideally located just moments from the city. Whether you're looking for your first home or an investment, this home offers something for everyone.

An open plan living and meals area welcomes you into the home, complimented with a split system air conditioner and a large window that floods the room with natural light. The kitchen offers a surprising amount of storage and bench space, plus a gas cooktop.

The two bedrooms both feature built-in wardrobes and ceiling fans, and the central bathroom features a separate bathtub and convenient laundry facilities. One off-street undercover carpark is available.

Enjoy a convenient lifestyle with the city less than a 20-minute drive away, or take



**Disclaimer:** 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.

**For Sale**  
\$473,000

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

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

advantage of the nearby public transport for an easy commute. Ideally positioned between Sir Donald Bradman Drive and Henley Beach Road, this location offers an array of cafes and restaurants to explore, catering to a variety of tastes.

A great selection of local shops ensures your weekly grocery needs are met, while Harbour Town is just a short drive away for those who love outlet shopping. Excellent schooling options nearby, including Lockleys Primary and Underdale High School, making this an ideal setting for both professionals and growing families alike.

#### Key Features

- Open plan living and meals area with split system AC
- Kitchen with plenty of bench and cupboard space and gas cooktop
- Both bedrooms include built-in wardrobes and ceiling fans
- Bathroom features a separate bathtub and laundry facilities
- Cosy carpet throughout the home
- One allocated undercover carpark
- Close to local shops and schools

#### Specifications

Title: Strata Title

Year built: c1970

Council: City of West Torrens

Council rates: \$1,148.15pa (approx)

ESL: \$89.05pa (approx)

SA Water & Sewer supply: \$165.55pq (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

<b>Property ID</b>	EJMHDM
<b>Property Type</b>	Unit
<b>Including</b>	Air Conditioning Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport Heating

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

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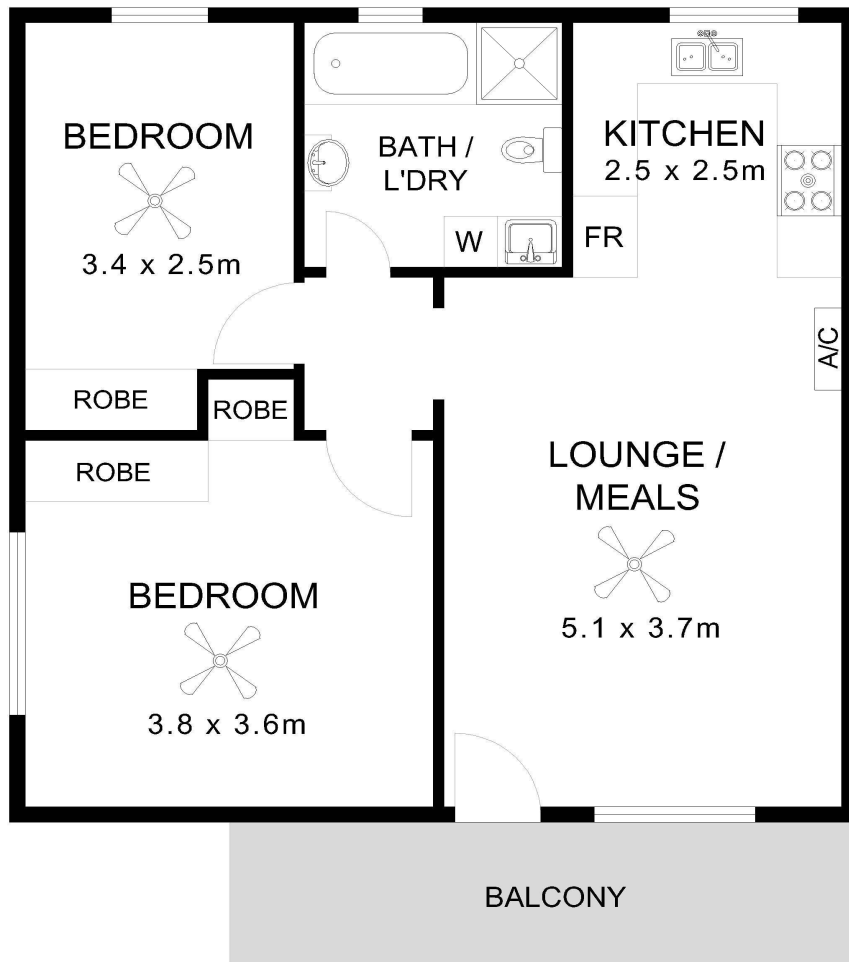
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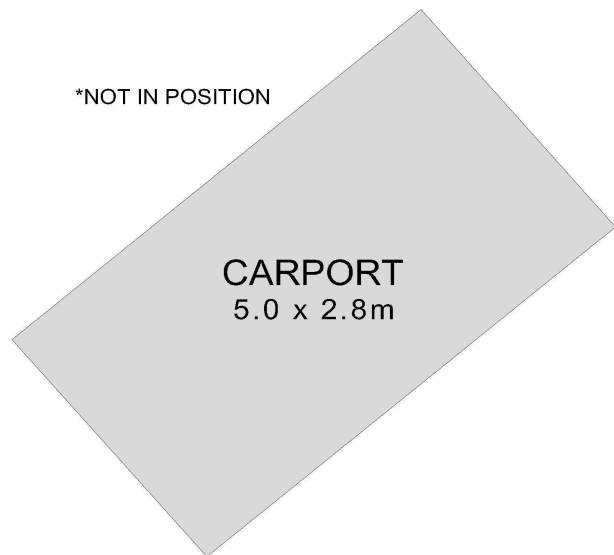
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\*NOT IN POSITION

Approx Gross
Living = 60m <sup>2</sup>
Carport = 14m <sup>2</sup>
Balcony = 8m <sup>2</sup>
Total = 82m <sup>2</sup>



## 8/10 Jeffrey Street Brooklyn Park

For illustrative purposes only. All measurements are approximate.  
Andrew Waters Photography