



8/412 Sir Donald Bradman Drive, Brooklyn Park

Convenient First Floor Living — Just 5km from the CBD

Best Offers By Wednesday 1st April @ 12pm




Perfectly positioned in Adelaide's thriving western suburbs, this well-maintained first floor unit presents an outstanding opportunity for first home buyers, investors, or those seeking a low-maintenance lock-up-and-leave lifestyle only minutes from the city.

Set within a well-kept group, the home offers a practical and comfortable layout designed for easy living. The kitchen features a gas cooktop, generous bench space and ample cabinetry, overlooking the adjacent meals and living area to create a relaxed open-plan setting for everyday living.

Accommodation comprises two well-proportioned bedrooms, including a main bedroom complete with built-in robe, while the second bedroom offers flexibility as a guest room, home office or additional living space. Both are serviced by a neat and centrally located bathroom.

Comfort is ensured year-round with split system air conditioning, while an allocated car park adds further everyday convenience.

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.

2  1  1 

FOR SALE
\$450,000

AGENTS

Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Hamid Nazari
hamid@ljhooker.me

AGENCY

LJ Hooker Mile End | Woodville
(08) 8352 7111

 **LJ Hooker**

The location truly sets this property apart. Situated approximately 5km from the Adelaide CBD, you'll enjoy quick access to the city, pristine western beaches, and the convenience of nearby public transport. Local cafés, shopping options, and a diverse range of dining experiences are all within easy reach, while Adelaide Airport is just a short drive away —ideal for frequent travellers.

Whether you're starting out, investing, or seeking a convenient lifestyle base close to everything, this is an opportunity not to be missed.

Key Features

- First floor unit in a well-maintained group
- Open plan living and dining area adjacent the kitchen
- Kitchen with gas cooktop, generous bench space and ample storage
- Two well-sized bedrooms, master with built-in robe
- Central bathroom servicing both bedrooms
- Split system air conditioning for year-round comfort
- Convenient allocated car park
- Excellent lock-up-and-leave lifestyle opportunity
- Approximately 5km to the Adelaide CBD
- Easy access to beaches, public transport, shopping and Adelaide Airport

Specifications

Year Built: c1970

Council: City of West Torrens

Council Rates: \$1,223.20pa (approx)

Strata Rates: \$344pq (approx)

ESL: \$85.70pa (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 YA1HDM
Property Type Unit

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

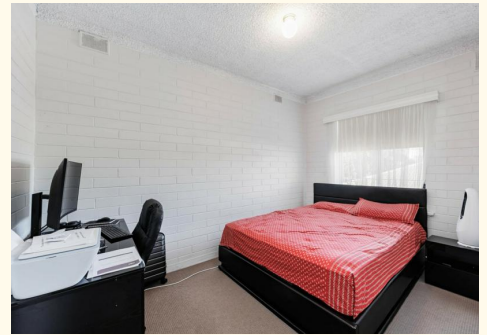
Hamid Nazari

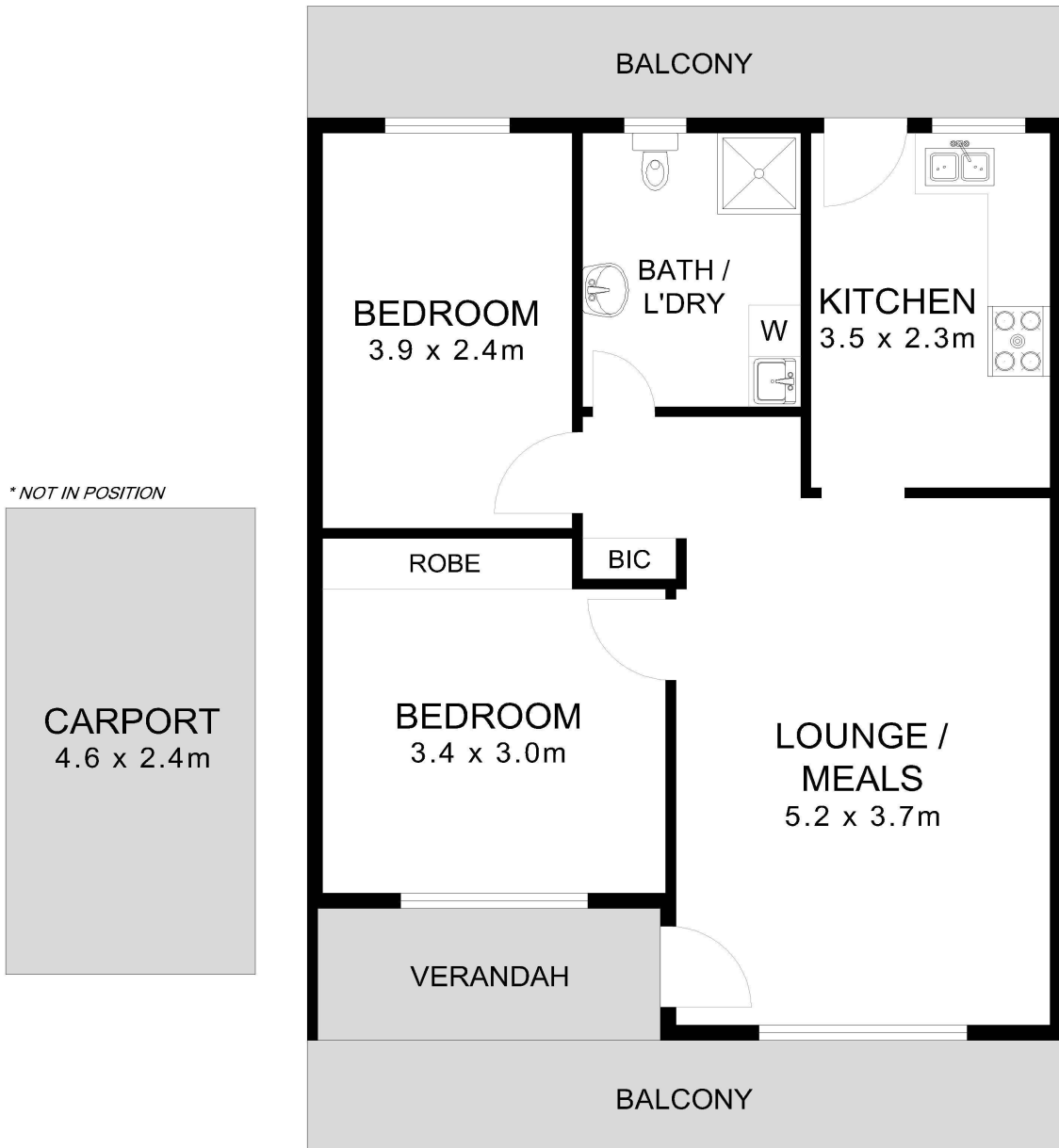
Sales Associate | hamid@ljhooker.me

LJ Hooker Mile End | Woodville (08) 8352 7111

206A Henley Beach Road, TORRENSVILLE SA 5031

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





Approx Gross
 Living = 57m²
 Carport = 11m²
 Balcony = 16m²
 Verandah = 4m²
 Total = 88m²

8/412 Sir Donald Bradman Dr, Brooklyn Park

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

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.

