



11/11 Lewis Street, Brooklyn Park

## Comfortable, Convenient & Secure

BEST OFFER BY: Tues. 23rd June 3:00pm (USP)

What a great opportunity to secure this well presented two bedroom unit offering offers a practical and low maintenance lifestyle in the heart of Brooklyn Park.

Upon entering the home, you are greeted with a spacious open plan living and dining area. Inside, the home features an open living and dining area, creating a comfortable space for everyday living. The kitchen is generous in size with plenty of room to move, overlooking the living area while tiled flooring through the main areas makes the home easy to maintain.

The main bedroom includes built in wardrobes, adding useful storage and everyday convenience. This home also includes split system air-conditioning, offering comfort across all seasons.

Complete with a secure lock up garage and built in storage, this property is a great option for first home buyers, downsizers or investors looking for a simple, comfortable and convenient home.

2 1 1

### FOR SALE

BEST OFFER BY: Tues. 23rd June  
3:00pm (USP)

### VIEW

Sat 20th Jun @ 12:00PM - 12:30PM

### AGENTS

Gerard Pacillo  
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Ralph Pacillo  
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### AGENCY

LJ Hooker Flinders Park  
(08) 8352 1155

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

#### The Highlights:

- Two well proportioned bedrooms
- Master bedroom with built in wardrobes
- Spacious open living and dining area
- Spacious kitchen with excellent practicality
- Tiled flooring throughout the main areas
- Reverse cycle split system air-conditioning
- Secure second floor position
- Lock up garage with built in storage
- Low maintenance living
- Ideal for first home buyers, downsizers or investors

#### Location Highlights:

Perfectly positioned in Brooklyn Park midway between the city & the sea, this location offers excellent everyday convenience with a short 10 minute commute to the Adelaide CBD and Adelaide's famous Henley Beach. Nearby highlights include Adelaide Airport, Harbour Town, local shopping, restaurants and Café's such as Chicco Palms and Third Time Lucky just to name a few.

With Mellor Park being only moments away, and nearby public transport offering convenience and a simple commute. Close to both public & private Schools, cosmopolitan Henley Beach Road with a wonderful selection of eateries, shopping and all amenities.

This property is currently tenanted with a fixed term lease until 15/2/2027 receiving \$460 per week.

For more information contact:  
Gerard Pacillo 0431 596 145

To register your interest or to make an offer, click the link below:  
<https://prop.ps//jXdp7FQbRxpE>

#### Disclaimer:

This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

## MORE DETAILS

Property ID	JXGH67
Property Type	Unit
House Size	100 m2
Including	Air Conditioning
	Toilets (1)
	Built-in-Robes

### Gerard Pacillo 0431 596 145

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Licensee | [ralph@ljhfp.com.au](mailto:ralph@ljhfp.com.au)

### LJ Hooker Flinders Park (08) 8352 1155

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Area (Estimate only)	
Living	72.3 m <sup>2</sup>
Garage	20.1 m <sup>2</sup>
Balcony	8.2 m <sup>2</sup>
<b>Total</b>	<b>100.6 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate