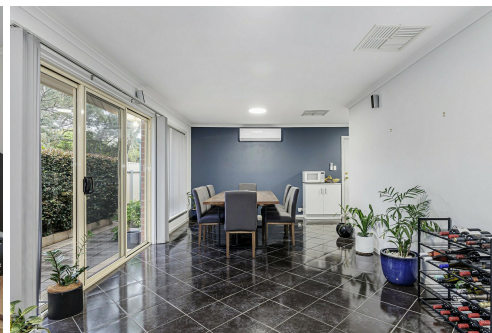
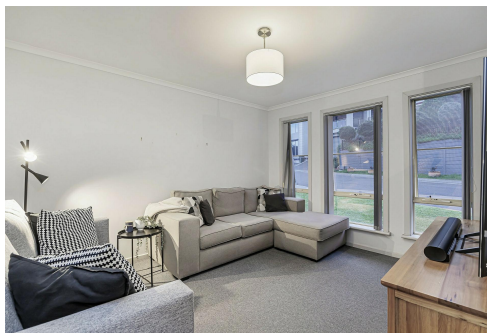




Darlington, 17/32 Brookside Road

Delightful Courtyard Home in Tightly Held Locale

Spacious, modern and low maintenance, this home offers its new owners an ideal lifestyle, close to so many amenities.

Boasting a spacious lounge at the front of the home, with cosy carpets and large windows, flooding the room with natural light. The kitchen is equipped with ample bench and storage space, dishwasher and gas cooktop.

A second living and meals area adjacent to the kitchen features easy care tiled flooring and a split system air conditioner, as well as access to the entertaining area.

The oversized master bedroom boasts a walk in wardrobe, split system air conditioner and direct access to the bathroom. Bedroom two also features a built-in wardrobe and split system air conditioner. The central bathroom offers a full size bathtub plus a separate WC. The laundry has been tastefully updated, with wooden bench tops and ample cupboard

3 1 5

For Sale
\$737,000

View
ljhooker.com.au/WZ3HDM

Contact
Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Justin Peters
0423 341 797
justin@ljhooker.me



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space.

Outside, the undercover entertaining area offers an ideal space to spend with friends and family, and overlooks the easy care back garden, which includes artificial lawn. Plenty of off-street parking is available including a double garage with drive through access to the back yard, and driveway space for an additional vehicle.

An easy 25 minute drive into the CBD, or hop on convenient public transport nearby. Quick access to both Flinders University and Hospital, and great schooling options nearby including Darlington Primary School and Aberfoyle Park High School. Westfield Marion nearby for both weekly shopping, and department store options. Weekend activities are covered, with a choice of walking trails and picnic areas at Sturt Gorge Recreation Park and Warraparringa Wetland Reserve, both close by.

Key Features

- Two separate living areas
- Kitchen boasts ample storage and bench space and dishwasher
- Master bedroom features walk-in wardrobe and direct access to bathroom
- Wardrobe fitted to bedroom two
- Spacious bathroom with bathtub and separate WC
- Laundry with external access
- Undercover entertaining area overlooking easy care gardens
- Double garage with drive through access, plus driveway parking

Specifications

Year built: c2001

Land size: 399sqm (approx)

Council: City of Onkaparinga

Council rates:\$1,995.05pa (approx)

ESL: \$141.20pa (approx)

SA Water & Sewer supply: \$176.57pq (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

Property ID	WZ3HDM
Property Type	House
Land Area	399 m ²
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

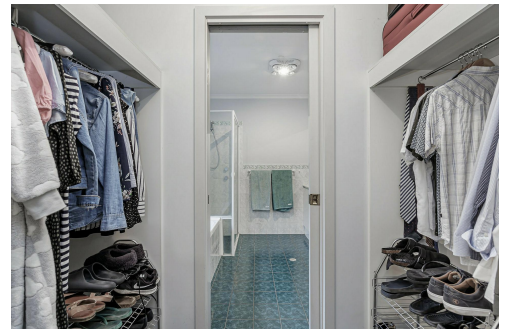
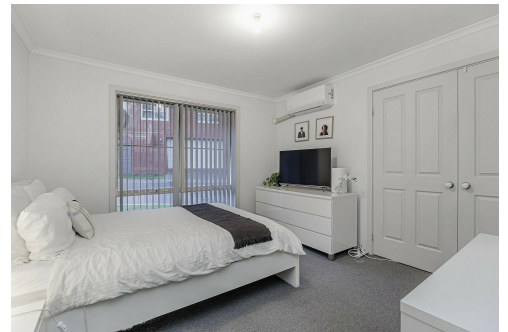
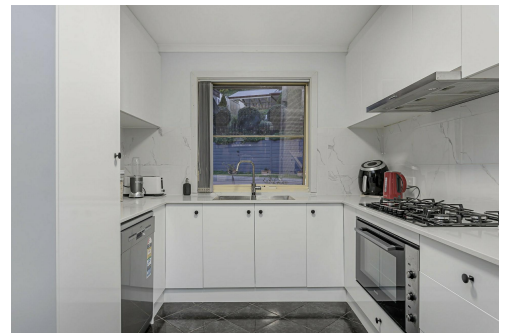
Justin Peters 0423 341 797

Principal | justin@ljhooker.me

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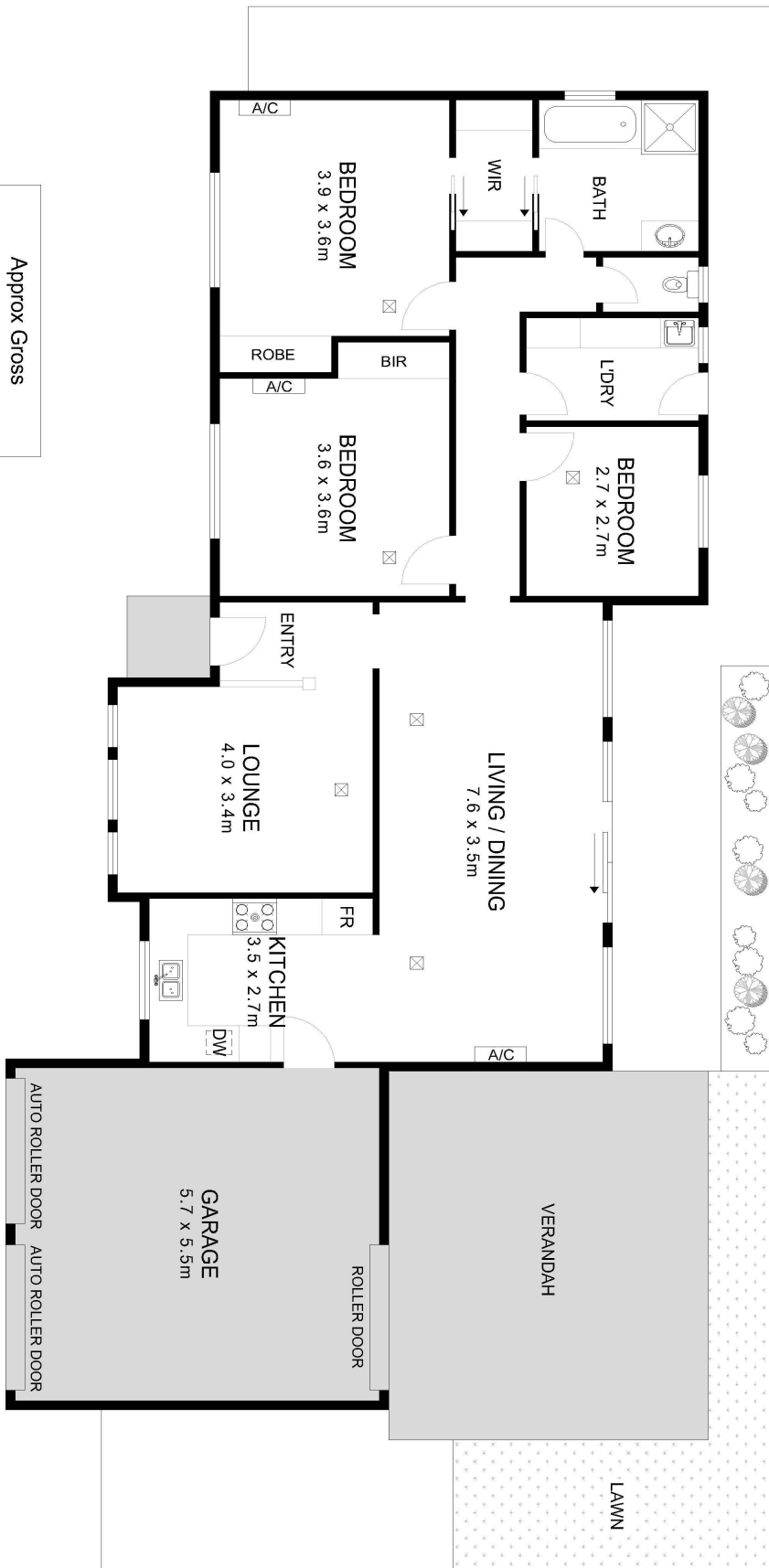
206A Henley Beach Road, TORRENSVILLE SA 5031

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



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Approx Gross	
Living =	116m ²
Garage =	31m ²
Verandah =	31m ²
Porch =	2m ²
Total =	180m²

17/32 Brookside Road Darlington
 For illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography