







20 Brampton Court, Elizabeth North

# Everything You Need for Easy Living

Presented by Andrew Rose of LJ Hooker, this comfortable three-bedroom home offers a practical, low-maintenance lifestyle in a quiet court setting. With light-filled interiors, open-plan living and a secure rear yard, it presents an appealing opportunity for first-home buyers, young families, downsizers and investors.

At the front of the home, the spacious main bedroom features a walk-in robe, while two additional bedrooms provide flexibility for children, guests or a home office. The accommodation is serviced by a central family bathroom with a separate shower and bath, complemented by a generous vanity area and separate toilet.

The heart of the home is the open-plan kitchen, dining and living area, where plenty of natural light and easy-care flooring create a bright and welcoming space. The kitchen offers ample cabinetry, a breakfast bar and a functional layout overlooking the dining and living zones, making everyday meals and time together easy.

A split-system air conditioner provides year-round comfort, while sliding doors connect the living area with the enclosed backyard. Outside, the manageable lawn offers room for children and pets to

3 1 1

**FOR SALE**
CONTACT AGENT

**VIEW**
By Appointment

**AGENTS**

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**AGENCY**

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enjoy without demanding extensive upkeep. A garden shed add further practicality.

Secure parking is provided beneath the carport with a roller door, completing a home designed for comfortable and convenient everyday living.

Key features we love:
- Three-bedrooms
- Main bedroom with walk-in robe
- Light-filled open-plan kitchen, dining and living area
- Kitchen with ample cabinetry and breakfast bar
- Family bathroom with separate shower and bath
- Separate vanity area and toilet
- Heating and cooling
- Garden shed
- Secure carport

Specifications:
CT / 6072/289
Council / Playford
Built / 2012
Land / 350m2 (approx)
Easements / NIL
Estimated rental assessment / $TBA per week

Please Note: This property is currently tenanted at $500 per week until February 2027

Positioned for everyday convenience, the home provides easy access to local schools, shopping facilities, parks and public transport, with the broader Elizabeth CBD and its retail, business and community amenities also within convenient reach. The Elizabeth CBD is recognised by the City of Playford as a major retail and service precinct for northern Adelaide. City of Playford

Offering an easy-care home with a functional floorplan and broad buyer appeal, 20 Brampton Court is ready to be enjoyed. Contact Andrew Rose today to arrange your inspection and discover the opportunity for yourself.

To make an offer, visit the link below:

https://shorturl.at/wBGfX

Disclaimer:
We have in preparing this document used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document.
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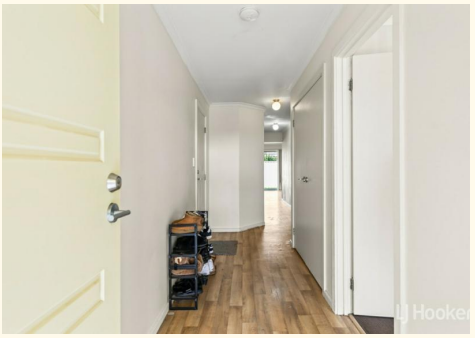
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## MORE DETAILS

| | |
|---|---|
| Property ID | 694QFDC |
| Property Type | House |
| Land Area | 350 m2 |

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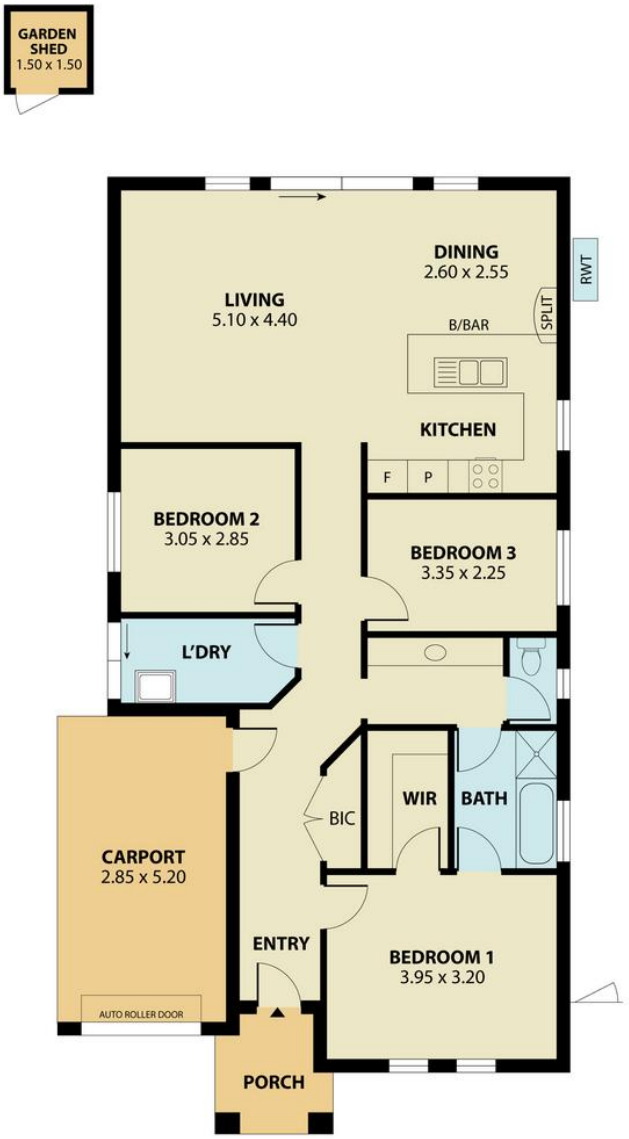








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INTERNAL - 110.0 SQM
EXTERNAL - 21.0 SQM
TOTAL - 131.0 SQM

Please Note: Every care has been taken to verify the correctness of the areas and details used in this leaflet. No warranty or representation is given or made as to the correctness of the information supplied and neither the owners, illustrator nor the Agent accept responsibility for errors or omissions. The sketch is for illustration purposes only and intending purchasers should satisfy themselves independently regarding sizes, layout and location of the property. Please check with local council that all structures are approved by council.

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LJ Hooker