

**10/116 Lipsett Tce, Brooklyn Park, SA 5032**



**Unit For Sale**

Tuesday, 19 March 2024

10/116 Lipsett Tce, Brooklyn Park, SA 5032

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



David Philpott  
0883435600



Beverley Philpott  
0883435600

**\$315,000 - \$335,000**

This well-positioned unit presents an excellent opportunity for both first-time buyers and investors alike. With its attractive features and reliable returns, it offers a great entry point into the thriving western suburbs. The open-plan living and dining area, along with the spacious kitchen and two bedrooms, provide ample space for comfortable living. The master bedroom even comes with built-in cupboards for added convenience. Plus, with the combined bathroom and laundry, everyday needs are easily catered for. Additionally, the unit's first-floor position in a tidy group ensures a peaceful and private living environment, with the carpark located at the front of the group. A standout feature of this unit is its unbeatable location. Its proximity to beautiful beaches, schools, shops, and public transport further enhances its appeal, making it an attractive option for those seeking a convenient and enjoyable lifestyle in Adelaide's western suburbs. With the potential to be a lucrative investment option, providing reliable returns for savvy investors. The affordability of this unit, combined with its potential for growth in the ever-growing western suburbs, makes it a smart choice for both buyers and investors. Don't miss out on this chance to secure a well-located property that offers both comfort and financial benefits.

SPECIFICATIONS: CT // 5034/247 Zoning // General Neighbourhood Council // City of West Torrens Council Rates // \$1,084.25 per annum SA Water // \$153.70 per quarter + 1/23 share of usage ESL // \$87.00 per annum Body Corp Manager // Unit Care Body Corp Fees // \$350.00.00 per quarter Tenancy // Periodical @ \$320pw

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