

118 West Street, Brompton, SA 5007



House For Sale

Saturday, 3 February 2024

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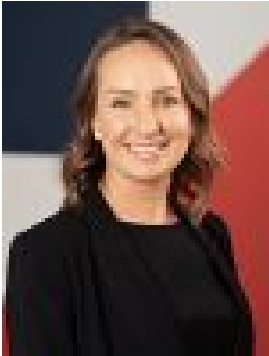
Bedrooms: 4

Bathrooms: 1

Parkings: 7

Area: 916 m2

Type: House



Rachael Pavli
0882674995

\$1.12m

Auction | Saturday 17th February at 2:30pm. (Unless sold prior) This home is set back from the street, behind low maintenance grounds and fencing. It is positioned amongst other established homes in a desirable, quiet pocket of Brompton, a moments' walk to a multitude of parks, coffee spots, shopping and transport. Adelaide and Botanic High School zoning. A 1950 built property of solid brick construction, set on approximately 916m² of land, it has a frontage of 15.24m. On offer is a spacious 4 bedroom family home, conventional in design, presenting an excellent opportunity for homebuyers wishing to move in now, invest, or renovators looking to modernise. Developers with an eye for a good block of land will certainly wish to explore the development potential of such a great location, while younger families looking for room to move and space to grow will love the opportunity to purchase now and enjoy the mortgage proof security of the large allotment. Upon double door entry you will find an expansive entrance hall. Two bedrooms flank the entry with front garden outlooks. Central to the home is the lounge room with gas heating and separate dining. The generous eat-in kitchen is the heart of the home. 4 bedrooms, main bathroom and a large traditional laundry complete the main dwelling. A detached, lined rumpus room is towards the rear of the block and incorporates a huge billiard table. An abundance of carparking is available comprising of; double garage with roller doors (one automatic) plus an extensive driveway with two sets of secure gates. The garage incorporates additional space for storage, studio or hobby space. The generous backyard is a blank canvas ready for future improvements and scope for those who have a green thumb. At a glance:- 4 bedroom, solid brick conventional home on large allotment- Block size of approximately 916m², with a 15.24m frontage (approx.)- Ideal opportunity to move in now, or renovate and modernise- Spacious rooms and 3mtr ceiling heights- Detached rumpus room with power- Abundance of parking options and storage shed with power- Large allotment for any future outdoor improvements, extensions, or development (STC) Features:- Electric security shutters throughout- Ducted evaporative air conditioning- Gas instant hot water service- 2 sets driveway gates- Zoned for Adelaide and Botanic High School A superb location within close proximity to schools, local shops, dog park and only minutes to North Adelaide, the City, the train, the tram, the bus, Hindmarsh Stadium, the Entertainment Centre and the list goes on! If you enjoy the perks of city fringe living then this is the home for you! Buy in to a wonderful lifestyle with a multitude of options for the future! *Zoning information is obtained from www.education.sa.gov.au Purchasers are responsible for ensuring by independent verification its accuracy, currency, or completeness. Are you thinking of purchasing this property as an investment? Speak with our Property Management team on how we can assist you. All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.