

# 13 Burley Griffin Boulevard, Brompton, SA 5007

WEEKS+MACKLIN

## Sold House

Thursday, 16 November 2023

13 Burley Griffin Boulevard, Brompton, SA 5007

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 275 m<sup>2</sup>

Type: House



Max de Meyrick  
0400745196

## Contact agent

For sale by best offer closing 4/12 @ 5pm unless sold prior. Offers are presented as they are received so be quick! A wonderful home situated in a booming location only a few minutes drive to the CBD and all amenities. Brompton is a true "hot spot" with cafes, shopping facilities, public transport and schooling all close by. Features Include: \* 3 spacious bedrooms\* Master with 3 way bathroom access & plus double built in robes\* Bedroom 3 and master with ceiling fan\* Fabulous kitchen with gas cooktop, dishwasher and an abundance of storage\* Family bathroom with spa, double vanity & separate w.c.\* High ceilings\* Decorative cornicing\* Ducted reverse cycle air conditioning throughout\* Quality floating floors in busy areas\* Delightful internal courtyard\* Amazing outdoor entertainment area complete with raised colourbond fencing\* Single garage with auto roller door ( extra wide for storage) plus further off street parking\* Low maintenance gardens\* Torrens title Lovingly owned for many years and ready for its new owner. Be quick to secure this wonderful opportunity! Council/ Charles Sturt Built /1997 Land size/ 275sqm (approx) Home size/ 137sqm (approx) Council/ \$1335pa approx Water/ supply/ \$74.20pq Sewer/\$99.78pq approx ESL/ \$148.25pa approx Rental appraisal/ \$600pw approx