

**14/2 Brookside Road, Darlington, SA 5047**

**Sold Townhouse**

Wednesday, 20 September 2023

14/2 Brookside Road, Darlington, SA 5047

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 167 m2**

**Type: Townhouse**



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**\$518,500**

Ideally and privately situated at the end of a small group, this stand-alone solid brick two storey townhouse boasts an inviting and unique floor plan ensuring your privacy. Situated in one of the Darlington's desirable locations you will have the best of all worlds with easy access to the trendy and chic lifestyle this suburb offers. This fabulous low maintenance residence is perfect for families, first home buyers or investors looking for a smart addition to their portfolio. Capturing loads of natural light, the interiors flow seamlessly to the paved outdoor area which is the perfect connection and entertaining area for easy outdoor living. Downstairs, the spacious living space leads through to the kitchen and dining area. Upstairs there are 3 spacious bedrooms, main bedroom has the access to the big sunlit balcony overlooking the peaceful nature reserve. Walking distance to the kids' playground, surrounded by Riverside Reserve, Warriparinga Wetlands Reserve, Warriparri river, only 5 mins drive to Goodlife Health Clubs Marion, cinemas and endless shopping and dining within Westfield Marion. Close to Seaview High, Darlington and Marion Primary schools and Darlington Children's Centre, Flinders Medical precinct and Flinders University, there's plenty to enjoy within this neighbourhood. Just 5 km to Brighton Beach and 13km to the Adelaide CBD, quick access to Southern Expressway and Main South Road, close to buses along Sturt and Marion road including the Marion Interchange and Flinders Railway Station, an easy train commute to the CBD. Settle into a convenient life in this contemporary address in Darlington. Features we love about this property:- 3 great sized bedrooms, main with private balcony and BIR, 2nd room with BIR, carpeted throughout- Sparkling big bathroom with bathtub and walk-in shower- Bright open plan kitchen with induction cooktop, oven, dishwasher, ample storage and big bench top- Spacious living and dining area fulfilled with natural light, tiled throughout- A rumpus room/home office/guest room- 2nd toilet, laundry room and storage located on the ground floor- Samsung zoned ducted reverse cycle air-conditioning for all year comfort- Low maintenance undercover front courtyard and big backyard for outdoor family entertaining, fully paved and fenced- Double glazed windows, Everhot electric hot water system, pure tap and clothes lines- Vacant and ready to move in, rental appraisal \$500/week Specifications: Built/1990 Council rate/ \$ 384.00 pq (approx.) Title/Strata Strata Corporation/Horner Management Admin & Sinking Levy: \$702.90 pq (approx.) ES Levy/ \$ 105.80 pa (approx.) Water supply charges/ \$74.20 pq Water sewerage/ \$79.50 pq Land Size: 167 sqm This is truly a home offering an easy care and vibrant lifestyle that you can't miss out! For more information on this property or to Find Out What Your Home Is Worth . . . FREE, please contact Grace Chen 0450 760 707.