

# 15 Stott Crescent, Brooklyn Park, SA 5032



## Sold House

Friday, 1 September 2023

15 Stott Crescent, Brooklyn Park, SA 5032

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 570 m2

Type: House



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## Contact agent

First time on the market in over 50 years and its progress every way you look at it – a 1960s Solid 3-bedroom home on 585\*sqm of valuable land in close proximity to the CBD and a short drive to Henley Beach. Ready to move in, you also have the opportunity to modernise/update the home to meet current trends!! Once inside, you will immediately be drawn to the open living/dining areas with original ornate ceiling details and front garden outlook. Each of the bedrooms are of generous size and offer flexible options. The free standing rumpus is a bonus in every way you look at it - while offering invaluable work from home space or teenage retreat. Centrally located in Adelaide's Western suburbs and only a quick drop-off to St John's Bosco or Cowandilla Primary Schools, retail attractions from ALDI, IKEA & Harbour Town, Adelaide CBD plus transport links, parks, trails, and weekend brunch stops from West Beach or Henley Beach. Key features- Solid brick home with detached rumpus room- Land size 585sqm\*- 3 bedrooms- 1 bathroom- Convenient study- Multiple living spaces, flexible floorplan, formal lounge and dining rooms- Large family/rumpus at rear- Well-kept kitchen and bathroom - Lock-up carport under the main roof- Close to schools, public transport, airport, shopping & restaurants/cafes

Specifications: Title: Torrens Titled Year built: 1962 Land size: 585sqm (approx) Council: City of West Torrens Council rates: \$1,547.40pa (approx) SA Water & Sewer supply: \$190.86pq (approx) ESL: \$164.90pa (approx)\*Approx All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629