

16 Francis Ridley Circuit, Brompton, SA 5007



House For Sale

Friday, 1 December 2023

16 Francis Ridley Circuit, Brompton, SA 5007

Bedrooms: 3

Bathrooms: 2

Parkings: 4

Area: 195 m2

Type: House



Joel Fisher

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AUCTION ON SITE!

Introducing a spectacular, modern family home just minutes from the city, offering a perfect blend of style and convenience. This double-storey haven, is eagerly awaiting a family to create lasting memories. KEY FEATURES: - Double garage with individual electric roller doors- Bluestone frontage - Convenient corner block- Sleek floorboards throughout - Newly installed plush carpet upstairs- Leadlight windows at the front & in the living area - Luminar 3000 inbuilt gas log heater in the living area - Cosy, light-filled open plan living with large floor to ceiling windows - New & modern kitchen appliances including a Miele 4 burner gas stove & Bosch oven - Kitchen with walk-in pantry - Separate tiled laundry - Main bathroom downstairs with separate toilet & shower - Spacious bedroom 1 with access to a private balcony - Bedroom 2 with BIR & direct access to the upstairs bathroom - Upstairs bathroom with separate toilet - Bedroom 3/study - Upstairs living area with a balcony over looking the reserve - Newly installed ducted reverse cycle air-conditioning - Low maintenance backyard - Direct access to Rowley Reserve through private gated entryIdeal locale! Close to Seven Grounds Café on Hawker Street, Queen Street's charm in Croydon, and Bowden's Plant 3 and Plant 4 hotspots. Effortless commuting with Bowden train station, a free tram line, and nearby bus stops. Zoned for Brompton Primary, Adelaide High, and Adelaide Botanic High Schools. Explore North Adelaide, Prospect Road's entertainment, and reach Adelaide CBD within 10 minutes.To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/WehvGVwwpn7gUvjQ7D>Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection***"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."