

19 Burley Griffin Boulevard, Brompton, SA 5007

House For Sale

Friday, 17 November 2023

19 Burley Griffin Boulevard, Brompton, SA 5007

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 364 m²

Type: House



Thomas Crawford
0448888816



Vincent Doran
0466229880

Best Offer by 7pm 4/12/23

Introducing a well-crafted and perfectly positioned estate boasting a combination of functional and stylish living in the ever-popular suburb of Brompton. Solidly built and offering a seamless floorplan for every member of the household, you don't want to miss the opportunity to secure yourself prime real estate in an area that is in such high demand. Beautifully presented, and pouring in with an array of natural light, this home ticks all the boxes for both family living and for those who love to entertain. An impressive property offering three spacious bedrooms, generous two-way bathroom, open plan living, kitchen and dining, and a tidy back garden with undercover entertaining. There is something here for everyone. Homes such as this have become a favourite among urban professionals, families, and investors after high-yield rental returns, all keen for a slice of the benefits a prime city-fringe locale offers. On the cusp of everything that a busy inner-city lifestyle calls for, yet set quaintly in a quiet exclusive location. Blink and you'll miss it. Features to note:

- Motorised front fence for secure open carparking
- Lock-up garage
- Lush, easy care yards
- Ducted reverse cycle air conditioning
- Leadlight windows
- Plantation shutters
- Built in robes/cupboards and ceiling fans to all bedrooms
- Direct access to the main bathroom from bedroom 1 and hallway
- Separate toilet
- Full sized bathtub
- Open plan kitchen living and dining with peaked ceiling
- Ample natural light due to large arched windows
- Stone bench tops to kitchen
- Breakfast bar
- Quality Miele appliances to the kitchen including Integrated coffee machine, plate warmer, and microwave
- Gas cook top
- Split system, reverse cycle air conditioner to open plan
- Separate laundry with access to side of the home
- Spacious rear yard with outdoor entertaining
- Garden shed
- Blueberry shrubs
- Workshop bench to garage

Local Area

- A selection of reserves with Brompton Park across the road that offers a playground, basketball court, and sheltered seating areas
- Hawkers Street for the popular Seven Grounds Café
- Croydon's Queen Street Scene with café's and boutique shopping
- Walking distance to Bowden's Plant 3 and Plant 4 hotspots

Public Transport

- Bowden train station walking distance away, to take you to city or sea
- Free tram line to take you direct into the bustling CBD
- Ample bus stops along Hawker Street

Schooling

- Zoned to Brompton Primary, Adelaide High and Adelaide Botanic High Schools
- Killkenny, Prospect and North Adelaide Primary Schools under 3km from home
- St Joseph's, Immaculate Heart of Mary, Blackfriars Primary, Prescott College, St Margaret Mary and Torrensville Primary – all within a 10-minute drive from home
- Woodville and Underdale High Schools both under 5km from home

Nearby Hotspots

- Hit the leafy streets of North Adelaide, under 2km from home or a short 20-minute walk
- Adelaide CBD 10 minutes from home
- Prospect Road a 7-minute drive away for a variety of entertainment, restaurants, cafes and eateries

Method of Sale:

- Best Offer By 7:00pm, Monday 4th December 2023

Disclaimer:

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- Feel free to contact Thomas Crawford of TOOP+TOOP Real Estate anytime on 0448 888 816.