

**19 Thornes Lane, Brompton, SA 5007**

**HARRIS**

**Sold Unit**

Wednesday, 23 August 2023

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**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 107 m<sup>2</sup>**

**Type: Unit**

**\$690,000**

Revelling in its front-row seat to the idyllic Thomas Harkness Reserve, this contemporary C2015 built 3-bedroom townhouse takes its enviable position within eclectic Brompton and places it within moments of Plant 3 and 4, Croydon's Queen Street cafes and the city's north-western parklands. You'll enter via the secure garage at the rear of this light-drenched pad with an ingenious layout allocating open-plan living to the entire ground floor, ensuring your late-night Netflix binges won't stir those blissfully unaware on the level above. The kitchen offers luxury stone benchtops, with a breakfast bar and stainless steel appliances. You've got more than enough room to play a fun game of "what goes where" for your dining setting, sofas, coffee table, indoor plants and big screen TV. There's room for it all. There's also room for a double bed in every bedroom, including a master with its own ensuite, built-in robes and a park view to wake up to. Work from home? bedroom two says, "I've got this", just steps from the bathroom it shares with bedroom 3. Say good bye to those morning loo queues; there's three toilets in this ultra-functional home with ducted r/c, space-saving European style laundry and a quaint rear courtyard for the rare occasion you don't have weekend brunch plans. It's time to get busy living on the best side of the city. More to love:- Ultra-modern townhouse in a newly developed part of surging Brompton - Low-care living that doesn't compromise on internal living space - Remove entry to lock-up garage - Striking timber-look floors and fresh white colour scheme - Loads of storage throughout - Dishwasher - Secure rear courtyard, perfect for small children or pets - Next to zero gardening required - Storage includes built-in robes to bedrooms 2 and 3 - Walking distance from public transport - Moments from North Adelaide and its parklands/golf courses- Less than 15 minutes from the CBD - And much more. Specifications:CT / 6087/378Council / Charles SturtZoning / HDNBuilt / 2015Frontage / 3.1mCouncil Rates / \$1,242.90paEmergency Services Levy / \$288.95paSA Water / \$155.56pqEstimated rental assessment: \$560 - \$590 p/w (Written rental assessment can be provided upon request)Nearby Schools / Brompton P.S, Kilkenny P.S, Adelaide H.S, Adelaide Botanic H.SDisclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409