

**2/295 Sir Donald Bradman Drive, Brooklyn Park, SA**

**HARRIS**

**5032**

**Sold Unit**

Thursday, 22 February 2024

2/295 Sir Donald Bradman Drive, Brooklyn Park, SA 5032

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Dijana Sladic  
0418897400

**\$444,000**

A one owner home and the first time ever offered for sale in over 50 years. This solid brick unit built in 1973 is situated at the rear of the group. In near original condition, you will need to roll up your sleeves as this unit is ready for a major makeover. Comprising a spacious lounge with built-in cabinetry, separate dining adjacent the neutral toned kitchen with freestanding cooker. Two large bedrooms, both with built-in robes, master with built-in dresser and bedhead. The bathroom is complete with deep bath, shower recess and upgraded vanity, WC. Step outdoors from the kitchen onto an enclosed private yard and access to the separate tiled laundry. Additional features we love include:-- Wall mounted air conditioning unit- Rinnai Gas heater - Plantation shutters to the front two rooms- 3 x Ceiling fans - Undercover space for one vehicle- A great location, close to public transport, local shopping and approximately 6k's to the Adelaide CBD. - A perfect first home or investment property with so much potential. Specifications: CT / 5052/795 Council / West Torrens Zoning / GN Built / 1973 Council Rates / \$1088.70pa Emergency Services Levy / \$29.45pa SA Water / \$153.70pq Strata Rates / \$411.00pq Strata Manager / Whittles Estimated rental assessment / \$350 - \$385 per week / Written rental assessment can be provided upon request Nearby Schools / Cowandilla P.S, Lockleys P.S, Torrensville P.S, Flinders Park P.S, Underdale H.S Disclaimer: 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