

# 22 Saint James Boulevard, Brompton, SA 5007



## Sold House

Saturday, 17 February 2024

22 Saint James Boulevard, Brompton, SA 5007

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Type: House**



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## Contact agent

We are proud to welcome you to 22 St James Boulevard, positioned in popular Brompton, only a stone's throw away from Adelaide's CBD, North Adelaide, Bowden, and all the great parks and cafes to enjoy conveniently! Immaculately presented and loved, this property has only ever had two owners and has been fastidiously maintained and looked after by the current owners. It's a perfect option for entertainers, busy professionals, investors or families ready to indulge in instant livability. A quality property that will appeal to a range of buyers! Inspection is a must! Features we love!

- 4 Spacious bedrooms, master with WIR and modernised en-suite
- Stylish French shutters to the front master bedroom
- Double garage with internal access and plenty of parking for two additional cars in the driveway
- Recently installed new ducted self-cleaning air conditioner and ducted gas heating throughout including heating in the garage, plus two additional reverse cycle split systems
- Ample storage throughout
- 3-way main bathroom with full-sized bathtub and separate toilet
- Open plan modern kitchen living and dining with access to the stylish outside entertaining area
- Designer Stone bench tops for the kitchen with breakfast bar, quality Miele dishwasher and gas cooktop
- Two sizeable spacious living areas or three living areas if you include the double garage, which is tiled and has ducted heating
- Separate laundry with access to the side of the home
- Spacious outdoor entertaining with established plants and water feature to enhance tranquillity
- Drop down staircase to storage attic with high-pitched roof - Attic for extra storage
- Computer-programmed garden watering system
- Updated bathroom & laundry with new vanities & cabinets
- Living areas freshly repainted
- Solar electrical system
- Security system with 4 cameras
- Easy care paved rear yard with 2 water features & raised garden bed Local Area
- Situated in a tightly held pocket of Brompton, surrounded by parks including, Doughty Street pocket park, Albert Greensheields Reserve, Josiah Mitton Reserve, Sam Johnson Sportground, Ethelbert Square Reserve, Rowley Reserve & Brompton Green Reserve, 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 and boutique shopping
- Walking distance to Bowden's Plant 3 and Plant 4 hotspots
- Public Transport
- Bowden train station is within walking distance away, to take you to the city or sea
- Free tram line to take you directly into the bustling CBD
- Ample bus stops along Hawker Street
- Schooling
- Zoned to Brompton Primary, Adelaide High and Adelaide Botanic High Schools
- Kilkeny, 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 are 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 is a 7-minute drive away for a variety of entertainment, restaurants, cafes and eateries