

**24 Brooklyn Avenue, Brooklyn Park, SA 5032**



**Sold House**

Monday, 9 October 2023

24 Brooklyn Avenue, Brooklyn Park, SA 5032

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 398 m2**

**Type: House**



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**\$797,000**

**SOLD AT AUCTION** It has the pillar twists and signature curves of a beautiful Deco era, yet today this character 3-bedroom home is re-announced with a fresh modern edge and forever-sought open plan flow on its nimble corner block. The white pickets and hedged perimeters denote a securely fenced front garden for play while inside, the revised living, dining and kitchen is an all-new universe; its walls-down transformation hosting almost half the home. Perfect for the daily rituals of a growing family, the galley kitchen captures it all - a cook's zone offering quality appliances, ceiling fan and a lengthy, meals-worthy island bench. The 'old' central lounge room is now all-inclusive for casual family dinners, while external French doors lead to the obvious choice for longer, sunnier spring days where outdoor entertaining is king; gravelled for low care, the courtyard joins a private undercover patio ready for a few friends and a few potted plants. Muted neutrals throughout are a nod to its vintage, ash-hued floors are a durable addition, the spacious bathroom imbues timeless chic, and plantation shutters simply reaffirm what we already know; this is class. For young parents - or those with home office/dressing room plans - the main bedroom's adjoining retreat is a calm, multi-purpose zone that enhances its already lavish legroom, with further potential to add an ensuite against the walk-in robe. Ducted air conditioning, a toasty combustion fire, ceiling fans, and a separate 2nd toilet - remember those possible ensuite plans - all deem this savvy character home so much more than a pretty stone façade. A few easy strides to the major bus routes including Sir Donald Bradman Drive and Marion Road, close to local parks, split seconds to Lockleys Primary School, and just 5kms each way to the CBD and Henley's sand. Nearby education for the children include Christian Emmaus college, St John Bosco School, Brooklyn Park Kindergarten Lockleys, and Lockleys North Primary School. It's maximum lifestyle, minimal fuss. Demand is already intense in Brooklyn Park, and this rewrite will really raise the bar. Discover a gem: ☑ Cleverly renovated c1950 character on a leafy corner block ☑ Ultra-private undercover patio ☑ Solar panel efficiency ☑ 3 massive re-carpeted bedrooms with ceiling fans ☑ Master with WIR & a parent's retreat/nursery/office ☑ Crisp downlights & plantation shutters ☑ Open plan kitchen with outdoor flow ☑ Ceiling fans, ducted A/C & combustion fire comfort ☑ Off-street parking for 1 ☑ Easy minutes to HarbourTown & IKEA ☑ Spoilt for choice with Hilton Woolworths & Fulham Gardens Brickworks a 5 minute drive ☑ Impeccably presented investment, downsizer or first home Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price. Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts. RLA 322799 For All Listing: Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | WEST TORRENS Zone | GN - General Neighbourhood \\ Land | 398sqm (Approx.) House | 159.1sqm (Approx.) Built | 1952 Council Rates | \$1303 pa Water | \$275 pq ESL | \$309 pa