

28 Second Street, Brompton, SA 5007

House For Sale

Thursday, 4 April 2024

28 Second Street, Brompton, SA 5007

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 376 m2

Type: House



Thomas Crawford
0448888816



Vincent Doran
0466229880

Auction

Auction Location: Onsite Nestled in the heart of a thriving western hotspot, this wonderfully crafted, three-bedroom, one-bathroom residence sits on three titles totalling 376sqm of prime land. If you have been searching for an exciting renovation project, or investment/development opportunity (Subject to Council Consent), this one is for you! A true testament to effortless living and sophisticated design, the home's exterior exudes an inviting and easy-care charm. The generous backyard presents potential for rear laneway access (STCC), and a detached powered shed/studio to use as you please. Internally bestows a roomy floorplan equipped with a front lounge room, lengthy living space, separate dining, a well-kept bathroom, and updated kitchen with all the bells and whistles. Ready to move-in and enjoy, while also ripe for renovations, you can add your own touch to this brilliant symmetrical cottage and make this house a home. Don't miss out on your opportunity to step securely and stylishly into an area that's so in-demand right now. Properties such as this have become a favourite among urban professionals, first home buyers, developers, and investors after high-yield rental returns, all keen for a slice of the benefits a city-fringe locale offers. Features to note:

- Perched on three titles, allowing for development potential (STCC)
- Rear laneway access (STCC)
- Lick of fresh paint throughout
- Rear lane access
- Two living spaces
- Split system reverse cycle air conditioner to living room
- Ceiling fan to bedroom 1
- Skylights to multiple rooms allowing for ample natural light
- Multiple double PowerPoints throughout
- Brand new kitchen with breakfast bar to island bench
- Brand new dishwasher
- Soft closing cabinetry
- Microwave alcove
- Gas cook top
- Built in robes to laundry
- Two-way bathroom
- Bull nose veranda to the rear
- Detached studio or powered shed

Local Area

- Hawker Street for the popular Seven Grounds Café
- Croydon's Queen Street Scene with cafés and boutique shopping
- Walking distance to Bowden's Plant 3 and Plant 4 hotspots
- A selection of reserves including the Thomas Harkness Reserve on your doorstep, or Brompton Park offering a playground, basketball court, and sheltered seating areas

Public Transport

- Bowden train station walking distance (1km) away, to take you to city or sea
- Free tram line on Port Road to take you direct into the bustling CBD
- Ample bus stops along Port Road or Hawker Street

Schooling

- Zoned to Brompton Primary, Adelaide High and Adelaide Botanic High Schools
- Kilkenny, Prospect and North Adelaide Primary Schools minutes away, as well as Woodville and Underdale High Schools
- St Joseph's, Immaculate Heart of Mary, Blackfriars Primary, Prescott College, St Margaret Mary and Torrensville Primary – all around a 10-minute drive from home.

Nearby Hotspots

- Short stroll to both the Adelaide Entertainment Centre and Coopers Stadium
- 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:

- Auction On Site at 10:00am, Saturday 20th April 2024

Disclaimer:

- Whilst every effort has been made to ensure the accuracy and thoroughness of the information provided to you in our marketing material, we cannot guarantee the accuracy of the information provided by our Vendors, and as such, TOOP+TOOP makes no statement, representation or warranty, and assumes no legal liability in relation to the accuracy of the information provided. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.

For more information:

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