

**3/1 Brook Street, Torrens Park, SA 5062**



**Unit For Sale**

Monday, 22 April 2024

3/1 Brook Street, Torrens Park, SA 5062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Joe Marriott  
0488451773

**\$330,000 - \$360,000**

Joe Marriott and the team at Ray White Colonel Light Gardens are proud to present this charming and inviting residence, nestled in the heart of Torrens Park. Positioned thoughtfully within the centre of a meticulously maintained group, relishing in the tranquillity and seclusion it offers. Whether you're a first-home buyer, investor, or simply entering the market, this home presents the perfect opportunity to embark on your property journey with confidence and comfort. Step inside to discover two well-appointed bedrooms, one of which boasts a generously sized built-in wardrobe for effortless organisation. Adjacent, find the centrally located bathroom also fitted with laundry amenities and ample storage solutions, ensuring both functionality and comfort at your fingertips. Step into the inviting open-plan living, kitchen, and dining area, where abundant natural light streams through the expansive windows, illuminating the space with warmth and tranquillity. The kitchen boasts modern amenities, including an Induction cooktop, an electric oven, a spacious benchtop complemented by a breakfast nook, and ample storage solutions, ensuring a clutter-free environment. Convenient rear access from the kitchen leads to the shared courtyard, with a clothesline and separated by privacy barriers. You will also benefit from the 3.0kw (12 panel) solar system through your electricity bills. As an added convenience, enjoy exclusive access to a private parking spot, offering peace of mind and hassle-free parking. Situated in the prime location of Torrens Park, you'll find yourself just a leisurely stroll away from Torrens Railway Station, providing swift and convenient access to the bustling CBD. Additionally, a short drive will lead you to an array of shopping amenities, including the renowned Mitcham Square and Pasadena Foodland, ensuring that all your shopping needs are effortlessly met. More reasons to love this home:- Strata titled unit- Floorboards throughout the home- Two bedrooms, one with a built-in wardrobe- Bathroom with laundry amenities- Open plan and light-filled living, dining and kitchen space- Kitchen with quality appliances; Induction cooktop and electric oven, spacious benchtop and ample storage solutions- Expansive windows for natural lighting and an inviting ambience- Keyed access to the communal laundry room- Split System air conditioning in the kitchen/living area- Shared courtyard with private clothesline- 12 solar panels with 3.0 kw inverter- Neat and maintained group- One private car park for convenience- Nearby Mitcham Shopping Centre and Pasadena Foodland- Zoned to Unley High and Mitcham Primary School and in close proximity to Scotch College Specifications: Title Type: Strata Year Built: 1968 Council Rates \$1,293.30.00 Emergency Services Levy: \$74.20 p/a Water & Sewer Rates: \$198.54 p/q (supply only) Strata Administration Fund: \$567.00 p/q Sinking Fund: \$97.00 p/q 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 RLA 276447.