

**3 Rushworth Avenue, Brooklyn Park, SA 5032**



**Sold House**

Thursday, 12 October 2023

3 Rushworth Avenue, Brooklyn Park, SA 5032

**Bedrooms: 3**

**Bathrooms: 1**

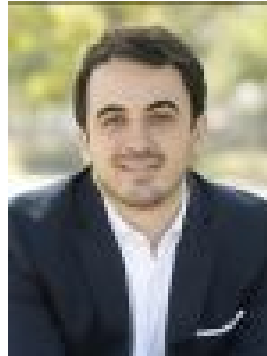
**Parkings: 3**

**Area: 376 m2**

**Type: House**



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**\$788,000**

Best offers by Tuesday 14th November at 3pm Delivering on style, scale and location, this incredible home features polished floorboards, modern kitchen with stainless-steel appliances and 900mm induction/electric oven, dining area adjacent to the kitchen, gorgeous bathroom, living room with glass double door access to external living space, a large laundry and appealing colour tones throughout. Paying homage to its period history: wide entrance spaces, ornate ceilings and ornate mantelpieces. The master bedroom features a glorious bay window, while bedrooms 2 and 3 compliment the accommodation further. Flawless from every angle, other key features include, an adjoining casual meals area and elegant lounge room are accompanied by a charming outdoor entertaining area providing indoor/outdoor entertainment options Centrally located in Adelaide's Western suburbs and only a quick drop-off to St John's Bosco or Lockleys Primary Schools, retail attractions from ALDI, IKEA & Harbor Town, Adelaide CBD plus transport links, parks, trails, and weekend brunch stops from West Beach or Henley – Not to mention an arm's reach to the Kooyonga Golf Club! Key features Stone fronted Character home 3 Bedrooms – Master and bedroom 2 are double sized Master bedroom with bay window Sublime galley kitchen with induction cooktop, kitchen with plenty of cupboard storage, wine rack, quality stainless steel appliances Adjoining casual meals area and lounge room Large separate laundry with ample storage Adjoining outdoor entertaining area providing indoor/outdoor entertainment options Stefani Whole House Water filtration system Electric roller door to garage with battery backup Electric front gates with battery backup Off street parking R700 insulation in the roof space and lean-to New, energy efficient reverse cycle aircon in kitchen; LED lights throughout Solar system proven to dramatically reduce electricity costs Close to schools, public transport, airport, shopping & restaurants/cafes Specifications: Title: Torrens Titled Year built: 1939 Land size: 376sqm (approx) Council: City of West Torrens Council rates: \$1,404.80pa (approx) SA Water & Sewer supply: \$180.12pq (approx) ESL: \$154.30pa (approx) All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629