

**36A Hawker Street, Brompton, SA 5007**



**House For Sale**

Wednesday, 8 May 2024

36A Hawker Street, Brompton, SA 5007

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 202 m2**

**Type: House**



Zoe Ball Mike Dobbin  
0415633989



Baz Rampal  
0406994321

**\$695k - \$745k**

Nestled in the heart of the ever-evolving suburb of Brompton, this charming two-storey townhouse seamlessly blends modern comfort with classic allure. Situated just moments from Adelaide's CBD, it offers unparalleled convenience amidst a vibrant community. Surrounded by a mix of contemporary residences and historic dwellings, this home promises the perfect balance of tranquility and urban excitement. As you step inside, you're greeted by a spacious open-plan living and dining area, ideal for both casual relaxation and formal entertaining. The lower level boasts split system heating and cooling, ensuring year-round comfort, while glass doors seamlessly connect the interior to a private grassed courtyard, offering an inviting space for outdoor gatherings. The generously sized kitchen, featuring a large island bench, stainless steel appliances, gas cooktop, dishwasher, and ample storage space, is a chef's delight. Adjacent to the kitchen lies a separate laundry and a convenient third toilet, adding practicality to the home's layout. Upstairs, three well-appointed bedrooms await, with bedroom one offering robes and an ensuite for added luxury. Skylights infuse the upper level with natural light, creating a warm and inviting ambiance throughout. A family bathroom caters to the needs of the household, ensuring convenience for all occupants. The family room on the upper floor serves as a versatile space, complete with a kitchenette and split system air conditioning. Two sets of double glass doors open onto a tiled balcony, providing a serene retreat for enjoying the outdoors or hosting gatherings with loved ones. With a large double garage featuring an automatic panel lift door and direct access to both the courtyard and the interior, convenience is paramount. Whether it's a morning coffee in the paved courtyard or an evening spent entertaining on the balcony, this home offers the perfect backdrop for every occasion. Don't miss the opportunity to make this fantastic residence your own. Contact Zoe or Baz today to arrange a viewing and experience the allure of Brompton living at its finest. All floorplans, photos and text are for illustration purposes only and are not intended to be part of any contract. All measurements are approximate and details intended to be relied upon should be independently verified. Magain Real Estate RLA | 222182