

4/1 John Hindmarsh Frontage, Brompton, SA 5007

NOAKES
NICKOLAS

House For Sale

Wednesday, 7 February 2024

4/1 John Hindmarsh Frontage, Brompton, SA 5007

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Type: House



Michael Balawejder
0881663989



Courtney Green
0468389432

Best Offers By 26/02 (USP)

Best Offers By Monday 26th of February at 1pm (Unless Sold Prior). If you're looking for a secure and stylish home base from which to enjoy the best of Adelaide, this updated three-bedroom townhome offers a wonderful proximity to shopping and dining precincts while just a short drive or train to the Adelaide CBD from Brompton. Set facing north overlooking a green from behind a private row of established trees in a tidy row of homes on John Hindmarsh Frontage, a red brick fence and façade make for timeless street presence. Enter into a spacious, sunny lounge that expands over timber look floors and provides great floorplan flexibility. Flow through to the open plan living, prime for entertaining and bunkering down in the winter alike. A modern kitchen offers plenty of bench space and quality appliances including a gas cooktop and dual drawer dishwasher, with lots of room to entertain and relax. The easy-care courtyard space has been cleverly utilised to provide maximum enjoyment. Gorgeous timber bifold doors open out to the deck, built around an established tree and incorporating striking garden beds for a lush natural backdrop to your Alfresco dining. You'll find the sleeping quarters and main bathroom upstairs. All bedrooms are carpeted, while the large main bedroom includes a walk-in robe, direct access to the main bathroom, and a fantastic private balcony overlooking the treetops. The bathroom includes a family-friendly bath and a practical separate toilet, with another downstairs for extra convenience. It's really all been considered. Easy to maintain while still warm and welcoming, this excellent Brompton address will appeal to a variety of life's stages. Seconds to Foodland and a short drive to Plant 4 Bowden, Welland Plaza Shopping Centre, North Adelaide's O'Connell Street, Prospect Road dining, Brickworks and so much more, life is a breeze from Brompton. More features to love:- Ducted evaporative A/C plus additional split system A/C units- Secure double carport with roller door and sliding doors to the deck- Low maintenance rear deck plus garden shed- Dedicated laundry with external access and handy powder room- Zoned to Brompton Primary, Adelaide Botanic High and Adelaide High, walking distance to Immaculate Heart of Mary Primary and within the catchment area for Renown Park Children's Centre for Early Childhood- Easy access to buses along Torrens Road plus Ovingham Railway Station- Just 1.3km to North Adelaide and 3.3km to the Adelaide CBD Land Size: 177sqm Year Built: 1992 Title: Strata Council: City of Charles Sturt Council Rates: \$1204 PASA Water: \$153.70 PQES Levy: \$123.30 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.