

**4 Kopurlo Avenue, Brooklyn Park, SA 5032**

**HARRIS**

**House For Sale**

Wednesday, 28 February 2024

4 Kopurlo Avenue, Brooklyn Park, SA 5032

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 1**

**Area: 688 m2**

**Type: House**



Suellen Salt

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**\$710k**

It's the quintessential candy box – lighting up its short, quiet street a sea breeze from West Beach, there's a sense of anticipation for what you're about to unwrap. A surprising cottage canvas with immeasurable young family or investor potential on an immaculate 688m<sup>2</sup>\* parcel. Peel back its layers of pastel fantastic beneath decorative high ceilings, repaint, recarpet, renovate and/or extend - or dare we say, potentially rebuild (STCC) – cosmetic influences alone could well be enough to enhance the already high charm of this solid brick vintage. Yet in what universe do you also get a huge 4th bedroom/office/rumpus with separate entry plus a playroom/study and 2nd WC as part of the deal? It's rare homes like these that top the first home and investor lists in near-city, near-sea Brooklyn Park. From entry, the living room is drawn to an ornate fireplace, concertina doors divide the separate dining room, and the retro central kitchen uses its welcome space as the link between front and back. Each bedroom retains a vintage identity – two with robes – serviced by a neutral, upgraded bathroom between them. Cloaked in summer shade, the rear verandah frames the prettiest cottage gardens, reaches out to a garden shed, and surmises there's only a new family tale to be told here, against everything Brooklyn Park presents... Apex Park, Linear Park, Kooyonga Golf Course, Lockleys Primary School in a stroll, big name retail chains including Bunnings and Harbour Town Outlet shopping, with Adelaide Airport convenience, close yet distant. On face value alone, 4 Kopurlo is an incredible catch. A superb family starter with the cutest facade:- Just 3.5kms\* to West Beach esplanade- Endearing cottage facade on a 688m<sup>2</sup>\* allotment- Up to 4 bedrooms (4th with separate front entry)- Established & immaculate front & rear gardens- Split system & ceiling fan comfort - Central kitchen with freestanding gas stove- Investment &/or renovation potential- Large lean-to utility zone- Flexible rear office or playroom- Off-street & carport parking for 2- 300m\* to Lockleys P.S. | Zoned for Underdale H.S.\* Measurements approx. Specifications: CT / 5712/332 Council / West Torrens Zoning / GN Built / 1950 Land / 688m<sup>2</sup> Frontage / 19.05m Council Rates / \$1364.15pa Emergency Services Levy / \$106.00pa SA Water / \$177.05pa Estimated rental assessment: \$600 - \$660 p/w (Written rental assessment can be provided upon request) Nearby Schools / Lockleys P.S, Cowandilla P.S, Torrensville P.S, Kidman Park P.S, Underdale H.S. 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409