

**7/65 Western Parade, Brooklyn Park, SA 5032**



**Sold House**

Wednesday, 17 April 2024

7/65 Western Parade, Brooklyn Park, SA 5032

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Area: 71 m2**

**Type: House**



Bronwyn Drabsch

**\$415,000**

Situated on the second level of a well maintained group of nine this spacious two bedroom apartment is 'move in ready' and is perfect for those looking for something to live in or for an addition to the investment portfolio. This would also be an ideal Adelaide base for those who fly in/fly out or for those needing accommodation for the kids while they are in Adelaide at university. The apartment features spacious open living with large windows providing fantastic natural light. You can enjoy the sunrise over the hills in the mornings as well as both the city lights and the sunsets in the evenings. The kitchen is larger than most and offers plenty of cupboards and bench space, a raised breakfast bar plus a timesaving dishwasher. There are also two bedrooms (both with built-in robes) and an updated bathroom with a large spa-bath, perfect for a relaxing soak at the end of the day, plus provision for your washing machine and dryer. Additional features include reverse cycle split system air conditioners to the living area and both bedrooms, ceiling fans to the living area and main bedroom, undercover carport plus a shared storage room, handy for storing your bike or other larger items. Situated approximately 4km to the city and less than 5km to the beach, you have a selection of great shopping centres, restaurants, cafes and pubs nearby. This certainly is convenient!

**RATES AND FEES:** Council rates: \$1,083.50 per annum SA Water - water rates: \$74.20 per quarter SA Water - sewer rates: \$79.50 per quarter Emergency Services Levy: \$85.50 per annum Strata fees: \$444.00 per quarter (funds in account as at 08/04/2024: \$4,288.16) Sinking levy: \$109.00 per quarter (funds in account as at 08/04/2024: \$10,370.43)

**OTHER INFORMATION:** Council: City of West Torrens Strata Manager: J E Whites Year Built: 1972

**THE FINE PRINT:** Whilst we try our absolute best to obtain the correct information for this advertisement, the accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek their own independent advice.