

7 Vincent Street, Brooklyn Park, SA 5032



House For Sale

Thursday, 9 May 2024

7 Vincent Street, Brooklyn Park, SA 5032

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Area: 714 m2

Type: House



Thanasi Mantopoulos
0883527111



Justin Peters
0423341797

Auction | Saturday 1st June @ 4pm

This is your chance to snap up a prime investment in arguably one of the West's most popular suburbs. Nestled between the city and the sea, Brooklyn Park boasts spacious allotments, parks and recreational areas plus access to convenient shopping precincts and access to public transport nearby. The opportunities this property presents are clear; buy and invest for potential future gain, renovate or consider the redevelopment options available (STPC). Those looking to move in will benefit from the updated kitchen and spacious yards, including side access large enough to fit a caravan and boat. Centrally located in Adelaide's Western suburbs and only a short commute to the CBD and the weekend brunch stops at both West Beach & Henley Beach. Situated within walking distance to Cowandilla Reserve, Cowandilla Primary School, St John Bosco School and easy access to public transport. Key Features- 714sqm (approx) allotment- Frontage 16.46m x 43.43m depth (approx.)- Development potential (STPC)- Three bedrooms, all with storage and ceiling fans- Formal lounge- Kitchen with gas cook top and ample storage- Separate laundry- Central bathroom- Paved, undercover entertaining area- Wide side access to backyard, easy parking for the caravan or boat- Large rear garage- Laminate floorboards throughout- AC and gas heater in the lounge Specifications Title: Torrens Titled Year built: c1955 Land size: 714 sqm (approx) Site dimensions: 16.46m x 43.43m (approx) Council: City of West Torrens Council rates: TBCESL: TBCSA Water & Sewer supply: TBC 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