

75 Lipsett Terrace, Brooklyn Park, SA 5032



House For Sale

Wednesday, 10 January 2024

75 Lipsett Terrace, Brooklyn Park, SA 5032

Bedrooms: 3

Bathrooms: 1

Parkings: 4

Area: 801 m2

Type: House



Penny Papazis

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Contact Agent

Penny Papazis from eXp Realty is excited to introduce to the market this exceptional opportunity to own a solid brick home on a large parcel of land of approximately 801m² with a 18.35m frontage offering the new owner a myriad of options. Welcome to 75 Lipsett Terrace Brooklyn Park!! Perfectly located on a tree lined street close to all amenities, within easy reach of local reserves and transport, only 6 km to the Adelaide CBD, this home will suit a myriad of buyers from first home owners, couples, young families, an ideal development or a "hold & rent" for the astute investor. The home offers 6 main rooms, 3 large bedrooms, lounge room, dining room adjacent to the functional retro kitchen and an extensive outdoor verandah and rear yard providing extra space for the growing family. Currently leased to a long term tenant on a periodic tenancy at \$500 per week (as of 5/2/24). Features you will love: * Circa 1962 solid brick in construction * Torrens Titled 801m² allotment | 18.35m frontage (**Approx)* High ceilings* 3 x good sized bedrooms all with built-in wardrobes * Large lounge room with good natural light* Functional kitchen with gas upright stove * Separate dining area adjacent to kitchen* Hardwood floors* Terrazzo bathroom with bathtub and separate shower alcove* Large laundry* Linen cupboards* Extensive grassed areas * Potential to add further value* Potential for development (Subject to Council Planning Consents)**If a land size is quoted it is an approximation only. ***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. The vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection***RLA 300 185 | 269962Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement."The vendor statement may be inspected 3 consecutive days preceding the auction by contacting Penny Papazis on 0405 382 460 and at the auction for 30 minutes before it starts."