

8/10 Gertrude Street, Brooklyn Park, SA 5032



Unit For Sale

Tuesday, 14 May 2024

8/10 Gertrude Street, Brooklyn Park, SA 5032

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Unit



Jake Adcock
0432988464



Andrew Adcock
0418816874

Best Offers By Tues 28th May at 1pm

Live quietly west, for a radius of leisure... Grab the keys for immaculate convenience. A 3-bedroom lifestyle set in the heart of a small, off-street group that revels in a spectacular axis where the city, Henley Beach, and elite golf courses are yours. With a bay windowed arrival, guest parking space, and a secure single garage, the drawcards for the downsizer, investor, or resistant retiree are clearly obvious; inside, it's the same, only better. Renovating is an option, but its neutral themes, on-trend archways, carpeted lounge room, and up for socialising rear kitchen and dining makes for an attractive right-now existence; ducted reverse cycle climate comfort, ceiling fans, and downlighting, all concur. Three good-sized carpeted bedrooms – two with built-in robes against the functional bathroom, with a separate WC – ensures the grandkids are always welcome. And as you host from the larger than expected kitchen with its gas cooktop, wall oven, step-in pantry, and substantial breakfast bar benchtops, the kids can slip outdoors via the meals' sliding glass for the safety of a fully fenced backyard - a cricket strip of lawn giving them iPad-free playtime while you soak up the sun on the paved open-air patio; an expanse just council approval away from an all-weather entertaining upgrade. Just 4kms to Henley, 6kms to the city, Brooklyn Park's popularity is only rising. In its midst is ALDI, Adelaide's only IKEA, HarbourTown outlet shopping, the glorious gum-studded play space of Mellor Park Reserve, and those golden sunsets that'll inspire dinner at "The Square." With transport on call and Adelaide International Airport in minutes, drop-offs, pick-ups, and holidays will be a breeze; Gertrude gives you plenty of reasons to fly west... More aspects to love: 1993-built Bay window 3-bedroom homette Ducted R/C A/C & ceiling fan comfort Welcoming foyer & carpeted lounge 3 carpeted bedrooms | Bedrooms 1 & 2 with BIRs New shower screen to bathroom Separate WC Substantial kitchen with gas cooktop, wall oven & dishwasher Secure garage with auto roller door Fully fenced backyard with grassed play area & paved entertaining Guest parking area in the strata complex NBN connected. Gas HWS Close to Foodland, IKEA, ALDI & outlet shopping Minutes to exclusive Kooyonga Golf Course 400m (approx.) to Lockleys P.S. Zoned for Underdale H.S. And much more... Property Information: Title Reference: 6137/100 Zoning: General Neighbourhood Year Built: 1993 Council Rates: \$1,103.95 per annum Water Rates: \$TBA per quarter *Estimated rental assessment: \$560 - \$580 per week (written rental assessment can be provided upon request) Strata Fees: \$324.72 admin levy & \$94.27 sinking fund per quarter Adcock Real Estate - RLA66526 Andrew Adcock 0418 816 874 Nikki Seppelt 0437 658 067 Jake Adcock 0432 988 464 *Whilst every endeavour has been made to verify the correct details in this marketing neither the agent, vendor or contracted illustrator take any responsibility for any omission, wrongful inclusion, misdescription or typographical error in this marketing material. Accordingly, all interested parties should make their own enquiries to verify the information provided. The floor plan included in this marketing material is for illustration purposes only, all measurement are approximate and is intended as an artistic impression only. Any fixtures shown may not necessarily be included in the sale contract and it is essential that any queries are directed to the agent. Any information that is intended to be relied upon should be independently verified. Property Managers have provided a written rental assessment based on images, floor plan and information provided by the Agent/Vendor – an accurate rental appraisal figure will require a property viewing.