

1 Frost Place, Brompton, SA 5007



House For Sale

Wednesday, 19 June 2024

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Bedrooms: 4

Bathrooms: 2

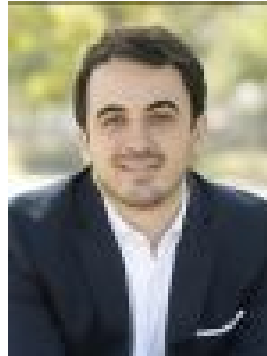
Parkings: 4

Area: 231 m2

Type: House



Thanasi Mantopoulos
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Justin Peters
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Auction | Saturday 6th July @ 12pm

Rarely does such an opportunity exist on the city's doorstep in Adelaide's thriving inner West. 1 Frost Place has it all, offering an abundance of living options, with a flexible floorplan and one of the best backyard oases that Brompton has to offer. You'll find a spacious and open plan living and dining area downstairs, overlooked by the entertainer's kitchen. Boasting stylish cabinetry, dishwasher, gas cooktop and a wall oven, plus stone benchtops and a breakfast bar which provides additional seating. The functional laundry is located adjacent to the kitchen, as well as a convenient 3rd WC. Heading upstairs, you'll find a second lounge at the top of the stairs, and four good sized bedrooms. The master boasts a large walk-in wardrobe and ensuite, plus access to a private balcony. Bedrooms 2 and 3 are fitted with built-in wardrobes. A central bathroom services all the bedrooms, and features a separate WC and powder room. Outside, the alfresco creates the ideal entertaining space, complete with a large decked area and paved, low maintenance courtyard. The double garage has internal access, plus additional driveway parking available. Encircled by lively cafes and restaurants, this location is just a short drive from North Adelaide and the CBD. Nearby, you'll find Plant 4 Bowden and the Adelaide Entertainment Centre, offering year-round entertainment. Public transportation is convenient, with trams, trains and buses easily accessible. Zoned for Adelaide High and Adelaide Botanic High Schools. Key Features - 4 spacious bedrooms upstairs- Walk in wardrobe and ensuite to the oversized master bedroom- Wardrobes to bedrooms 2 and 3- Kitchen with dishwasher, gas cooktop and stone benches- Open plan living and dining area- Second lounge at the top of the stairs- Central bathroom with separate WC and powder room- Additional WC downstairs- Decking and undercover alfresco and low maintenance courtyard- Balcony accessible from main bedroom- Garage with internal access plus additional driveway parking- High quality bamboo flooring downstairs, cosy carpets upstairs- Zoned for Adelaide High and Adelaide Botanic High Schools

Specifications
Title: Torrens Title
Year built: 2011
Land size: 231sqm (approx)
Council: City of Charles Sturt
Council rates: \$1,622.75pa (approx)
ESL: \$167.40pa (approx)
SA 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