

2/39 Francis Ridley Cct, Brompton, SA, 5007

HARRIS

House For Sale

Friday, 30 August 2024

2/39 Francis Ridley Cct, Brompton, SA, 5007

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Naomi Perrett

Stylish and Comfortable Living in the Heart of Brompton

Auction 10am Saturday 14th September

Welcome to 2/39 Francis Ridley Circuit, Brompton—a meticulously cared-for residence nestled within a quiet group of just three properties. This charming home offers three generously sized bedrooms, each equipped with ceiling fans to ensure comfort throughout the year. The master bedroom is a true retreat, featuring a spacious walk-in wardrobe and a luxurious ensuite bathroom.

Step inside to discover a thoughtfully updated kitchen, complete with ample drawer storage and a recently replaced gas cooktop, perfect for the culinary enthusiast. The living and kitchen areas boast easy-to-maintain tiled floors, while new carpets in the bedrooms provide added comfort and a touch of elegance. The flexible floorplan includes dual living areas, making it an ideal choice for growing families or those looking to downsize without compromising on space.

Designed for both convenience and entertainment, this home features a dedicated laundry and two separate outdoor entertaining areas, each adorned with wooden decking. Whether you're hosting gatherings or enjoying quiet evenings outdoors, these spaces cater to all your lifestyle needs. Additionally, the property is equipped with evaporative ducted cooling and gas heating, ensuring year-round comfort no matter the season.

Located in the vibrant suburb of Brompton, this home offers the perfect blend of tranquillity and accessibility. Enjoy close proximity to popular cafes, boutique shopping, and the bustling Plant 4 Bowden market. Outdoor enthusiasts will love the nearby Brompton Park and the scenic Linear Park Trail, providing ample opportunities for relaxation and recreation. With excellent public transport options, including easy access to the city via train or bus, commuting is a breeze.

Don't miss the chance to own this beautifully maintained home in a prime Brompton location. Contact us today to arrange a viewing and make 2/39 Francis Ridley Circuit your new address!

More things we love:

- Three bedrooms, including a master with an ensuite and walk-in wardrobe
- Recently updated kitchen with new gas cooktop and ample drawer storage
- Dual living areas with fresh carpets and easy-care tiles
- Two decked outdoor entertaining areas perfect for relaxing or hosting
- Evaporative ducted cooling and gas heating for year-round comfort
- Recently painted in neutral colour tones
- Includes a dedicated laundry and low-maintenance living
- Conveniently located near Brompton's cafes, shops, parks, and public transport

Specifications:

CT / 5068/407

Council / Charles Sturt

Zoning / HDN

Built / 1991

Council Rates / \$1,316.45pa

Strata Rates / \$845.34pq

Strata Manager / Strata Data

Emergency Services Levy / \$133.95pa

SA Water / \$181.23pq

Estimated rental assessment / \$660 to \$690 per week / Written rental assessment can be provided upon request

Nearby Schools / Brompton PS, Challa Gardens PS, Kilkenny PS, Adelaide HS, Adelaide Botanic HS.

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