

**22 Brown Street, Northfield, SA 5085**



**House For Sale**

Friday, 5 July 2024

22 Brown Street, Northfield, SA 5085

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 9**

**Area: 629 m2**

**Type: House**



John Lyrtzis

0883435600

## **Auction on Site Saturday 20th of July at 1.30pm**

Introducing a home that captures the essence of modern family living, where every detail has been meticulously crafted for comfort and style. This stunning four-bedroom home is so tempting that you'll want to move in straight away. Upon entering, you're greeted by a spacious lounge room seamlessly connected to the kitchen and meals area, perfect for hosting family gatherings and entertaining guests. The downstairs area features beautifully polished timber floors, complemented by brand-new carpets upstairs where you'll find a second family/living area and the master bedroom. Year-round comfort is assured with reverse cycle air conditioning on both levels and ceiling fans throughout. Step outside to discover a unique outdoor oasis—an expansive undercover entertaining area that can comfortably accommodate over 100 guests, overlooking a sparkling in ground swimming pool. Ideal for creating lasting memories with family and friends. For those with a passion for vehicles, this property offers ample space with two carports and a rear garage/workshop, tailored for easy access to suit a boat or caravan. Situated on approximately 629m<sup>2</sup> of land with a wide frontage of about 22m, there is even potential for future development (STC). Conveniently located for families, this home ensures easy access to local shopping centres, schools, and public amenities, making it an ideal choice for those seeking both comfort and practicality. The owners have spared no effort in refurbishing this home, ensuring it's ready for the next family to enjoy. Don't miss out on securing tomorrow's security for your family today—schedule your inspection now and picture the lifestyle that awaits in this remarkable property. Inspect with John Lyrtzis 0411507930

Property to be Auctioned On-Site Saturday 20th of July 2024 at 1.30pm Council / City of Port Adelaide Enfield Zoning / General Neighbourhood (Z2102) - GNCT 5412/765 Built / 1965 Land / 629sqm approx. Frontage approx 22m Council Rates / TBASA Water / TBAES Levy / TBADB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market 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. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442