

2A Paula Street, Brooklyn Park, SA 5032

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 10 July 2024

2A Paula Street, Brooklyn Park, SA 5032

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 234 m2

Type: House



Zac Watts

0448217726



Nadia Covino

0427003933

Best Offers By 29/07 (USP)

Best Offers By Monday 29th of July at 5:00pm (Unless Sold Prior). Occupying a private and low-maintenance position within a sought-after city-to-sea pocket, this three-bedroom home is wonderfully placed to enjoy all the spoils of the popular inner-west and beyond. Primed for a set-and-forget investment or lock-up-and-leave lifestyle, this is a multi-faceted property that takes convenience to the next level, perfectly comfortable for every season of life from starting up, sizing down and every stage in between. With contemporary style at the forefront, the adaptable footprint takes you from a neat, rendered façade through to a three-bedroom wing upon plush carpets, each enjoying access to a crisp main bathroom. The timeless and neutral palette continues down the hall to an open plan hub of living and dining, headlined by an efficient kitchen boasting gas cooktop, updated oven, dishwasher and walk-in pantry. Climbing hedging creates a lush backdrop to the undercover courtyard, both a private and peaceful place to entertain or take a quiet moment to savour your morning coffee. Footsteps to the fairways of Kooyonga Golf Club, Linear Park, Chicco Palms and Karma & Crow - your weekends will be fulfilled with outdoor leisure and social activities - whilst the central location between CBD and Henley Square promise both an easy work commute and your best summers yet. For a leisurely lifestyle without the hassle, Brooklyn Park holds the coveted key. Even more to love:- Private rear position - Secure garage with direct internal entry- Extra off-street parking space- Built-in robes to master - Separate bath & additional powder room- Split system air conditioning & ceiling fans- External roller shutters & security system provisions- Zoned for Underdale High, plus proximity to both Lockleys & Cowandilla Primary- Footsteps to bus stop, St. John Bosco Catholic School & Emmaus Christian College- Moments from local shopping amenities, Adelaide Airport, Bunnings & IKEA- Just 4km to the CBD & 6km to Henley Beach

Land Size: 234sqm
Year Built: 2005
Title: Community Title
Council: City of West Torrens
Council Rates: \$1104
PASA Water: \$250
PQES Levy: \$128
PAC Community Rates: \$264
PADisclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.