

32 Third Street, Brompton, SA, 5007



House For Sale

Saturday, 10 August 2024

32 Third Street, Brompton, SA, 5007

Bedrooms: 3

Bathrooms: 1

Parkings: 6

Type: House



Lisa Xu

0432235818

Character Home Ripe for Renovation on a Significant Allotment

Are you looking for your next renovation project? You won't want to miss this one! The home is ready for a savvy renovator to add their own personal flair to the home, while being in a sought after, city-fringe location.

The home features three good sized bedrooms, one with built-in wardrobes, a spacious lounge with a ceiling fan and heater, an eat-in kitchen with ample storage, plus a study which could double as a walk-in pantry, adjacent to the kitchen.

A second living area at the back of the home creates an ideal teenagers retreat or sunroom, while the laundry, bathroom and separate WC are located towards the back of the home. The bathroom is spacious and features a separate bathtub.

Outside, the verandah offers an ideal entertaining area, overlooking the gardens, which are ready for you to make your own personal touches. Off street parking is available for multiple cars, including inside the large shed/workshop.

Just a quick 12 minute drive into the CBD, or hop on public transport, with convenient train and bus stops nearby. You'll love the many green areas and playgrounds Brompton has to offer, and the bustling cafe culture with an almost endless choice of cafes and eateries surrounding the home. Great schooling options nearby include Brompton Primary and zoned in the sought after Adelaide High and Adelaide Botanic High School zones.

Key Features

- Three bedrooms, one with built-in wardrobes
- Central lounge with ceiling fan and heater
- Kitchen offers plenty of storage space, plus walk in pantry/study
- Family room or sunroom at the back of the home
- Bathroom with separate WC, accessible through the laundry
- Undercover entertaining area
- Large workshop/garage
- Recently restored roof to original section of the home
- Plenty of off-street parking space available
- Simple gardens front and back
- Zoned for Adelaide High and Adelaide Botanic High Schools
- Renovation ready!

Specifications

Title: Torrens Titled

Year built: c1910

Land size: 673sqm (approx)

Council: City of Charles Sturt

Council rates: \$1,858.95pa (approx)

ESL: \$180.30pa (approx)

SA Water & Sewer supply: \$218.55pq (approx)

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