

2/20 Green St, Brompton, SA, 5007



Townhouse For Sale

Saturday, 10 August 2024

2/20 Green St, Brompton, SA, 5007

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: Townhouse

City Fringe Convenience

Discover the perfect blend of comfort and convenience in this meticulously designed three-bedroom townhouse, ideal for both first-time buyers and astute investors. Situated for optimal lifestyle convenience, this property enjoys proximity to Pant 4 in Bowden, renowned for its vibrant cafes, eateries, and retail options all just a short five-minute drive away.

Downstairs offers an open plan living area boasting a stylish kitchen with gas appliances and a walk-in pantry, flowing seamlessly into a generous family living/dining area that opens onto a private rear garden an ideal sanctuary for relaxation.

Head upstairs and you'll step into spacious bedrooms, highlighted by a walk-in robe and ensuite in the master, complemented by built-in robes in the others.

Recently painted and newly carpeted, this home emits freshness and modernity, and year-round comfort is assured with reverse cycle ducted air conditioning throughout. Convenience is further enhanced with a lock-up garage featuring a remote door for direct access into the residence.

IN BRIEF

- 2012 built townhouse
- Low maintenance allotment of approx. 134sqm close to the CBD
- Three bedrooms master with WIR & ensuite, BIR to the other two
- Fantastic kitchen with white tones, gas cooking, and corner pantry
- Open plan living and dining area with seamless access to the outdoors
- Freshly painted and brand new carpets
- Ducted reverse cycle heating and cooling
- Secure garage with automatic door

Don't miss the opportunity to inspect this exceptional property schedule your viewing today to secure your future in this sought-after location.

SPECIFICATIONS:

CT // 6088/33

Zoning // Established Neighbourhood

Land // 134sqm approx.

Built // 2012

Council // City of Charles Sturt

Council Rates // \$1,320.45 per annum

Body Corp Managers // Best Strata

Body Corp Fees // \$238.90 per quarter

DB 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