

13/414 Sir Donald Bradman Drive, Brooklyn Park, SA  Agency Avenue  
SCHINELLAS

5032

## Unit For Sale

Wednesday, 3 July 2024

13/414 Sir Donald Bradman Drive, Brooklyn Park, SA 5032

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 62 m2

Type: Unit



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**\$390k - \$420k**

Ideal set & forget investment! Attractive 5.2% gross rental return per annum! This neat & tidy upper first floor unit has been tastefully upgraded to include all the extras. Currently rented with solid cash flow until Mar 2025, perfect for investors looking to capitalise in a popular western suburb's location with future opportunity. A neat and secure group offering plenty of privacy, enjoy a central position within the group with easy stair access & stunning east facing hilltop views offering plenty of natural light. Renovated with a fresh & vibrant appeal, inside will surprise on size. The open plan layout features spacious lounge & meals area with updated floating floorboards. The modern kitchen fit-out includes gas cook top, electric oven, double sink, large fridge provision, and ample cupboards and bench space – a great size for this space. Two good size bedrooms, master with built-in robe and well-presented bathroom with contemporary vanity and handy laundry facilities. Extra touches include split system heating & cooling, curtains with sheers, openable windows, undercover car parking for one vehicle and common balcony access to front and rear of the unit. A highly popular location just 15 minutes from the CBD and a short drive to the beach. Easy access to Adelaide Airport, Ikea and Harbour Town shopping precinct. Your stepping stone into the market – a chance to secure and continue to reap the rewards. Year Built / 1970's Council / West Torrens Council Rates / \$1066 PA approx. Strata Rates / \$310 PQ approx. JE Whites SA Water / \$153 PQ approx. All buyers rely upon independent advice to verify the information provided.