



BROMPTON 31 Thornes Lane

\$439,000 - \$449,000

DON'T WAIT TO BUY OFF THE PLAN

3 Bed | 2 Bath | 1 Car

Property Web ID: 14035208835

Secure your very own piece of stunning real estate in one of Adelaide's newest and well-designed urban precincts. Offering a floorplan of approximately 109sqm of open plan living space and featuring neutral tones and finishes, this 'good as new' apartment won't last long. See why everyone's talking about Brompton!

Well appointed and very well thought out design, an 'as new' town house only minutes to the city in trendy Brompton which has an array of features that are sure to appeal. With the governments first home buyer stamp duty concession of \$8,500 still on offer, this is the time to own your own home.

Downstairs has lovely timber floors and comprises an expansive sitting and dining room with a sparkling galley style kitchen, stainless steel gas cook top, oven, retractable range-hood and dishwasher, Caesarstone kitchen bench tops and high ceilings ~ great for entertaining and dinner parties with friends.

Upstairs is composed of the master bedroom at the front with built in robes and ensuite, plus a private balcony for those morning coffee's and reading the paper before work. A stylish main bathroom, and two further spacious bedrooms both with built-in-robes. All together providing ample and comfortable accommodation.

Other features include:

- * Garage with remote controlled automatic doors
- * Paved rear courtyard ~ ideal for entertaining
- * Attractive landscaped gardens with secure fencing
- * Floating timber floors ~ always appealing
- * Ducted reverse cycle heating and cooling
- * 2.7metre high ceilings
- * Euro style laundry
- * Security alarm system
- * 5min walk to train & tram



- * Access to Brompton & Bowden's on-trend cafes and supermarkets
- * Enjoy the parks and recreation areas and so much more!!

If its lifestyle you're looking for then look no further!

** The health and wellbeing of our clients, the community and our team is extremely important to us. Whilst we encourage people to continue property viewings, in the current circumstances surrounding COVID-19 we ask that you respect others' health. If you or others that you may have been in contact with, have returned from any interstate or overseas destination within the last 14 days or you are displaying any flu like symptoms please do not attend property viewings. **

Council: City of Charles Sturt
SA Water: \$157.57 per quarter
ESL: \$128.60 per annum
Community Rates: \$257.89 per quarter
Land Size: 105sqm (approx)
Year Built: 2012
Zoning: Residential\20 Integrated Medium Density

INSPECT:

Sat 26 Sep, 10:30am - 11:00am



Bruce Farrow
Mobile: 0411 873 807
Email: bruce@smallacombe.com.au
Smallacombe Real Estate Mitcham - RLA 1520