

**2/1A Brook St, Torrens Park, SA, 5062**

**Tanner**

**Apartment For Sale**

Wednesday, 13 November 2024

2/1A Brook St, Torrens Park, SA, 5062

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**

## A light, airy abode within leisurely reach of Adelaide's best

2/1A Brook Street, Torrens Park

Best Offers By 12PM Monday 25/11/2024 (unless sold prior)

Nestled within close proximity to all of Torrens Park's amenities, this freshly painted 2 bedroom unit offers the perfect blend of city, coastal, and hillside access, making it an ideal choice for those seeking low-maintenance living, outdoor enjoyment, and everyday convenience.

Whether you're a first-home buyer, investor, or simply entering the market, this home presents the perfect opportunity to embark on your property journey with confidence. With designated off-street parking and close proximity to train and bus stops, it ensures hassle-free commuting.

Key features include:

Master bedroom with built-in robes

Spacious bathroom with shower, bathtub and vanity

Kitchen equipped with electric wall oven and cooktop

Wall mounted air conditioner for year-round comfort

Close to a range of schools, including Clapham Primary School and Scotch College

Less than 20 minutes from the CBD and metro coast

Specifications:

CT / 5043/430

Council / Mitcham

Zoning / SN

Built / 1970

Council Rates / \$1364 pa

Strata Rates / \$583.35 pq

Strata Manager /

Emergency Services Levy / \$90.50 pa

SA Water / \$163.55 pq

Estimated rental assessment / \$370 to \$400 per week / Written rental assessment can be provided upon request

Nearby Schools / Clapham P.S, Mitcham P.S, Unley H.S, Mitcham Girls H.S, Springbank Secondary College, Urrbrae Agricultural H.S

Disclaimer: 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 (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 333839