

**24 St James Boulevard, Brompton, SA, 5007**

**TURNER.**

**House For Sale**

Sunday, 3 November 2024

24 St James Boulevard, Brompton, SA, 5007

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Type: House**



Josh Edgar

0433233466

## Picture Perfect in Brompton

Auction Saturday 16th November at 10am - Unless Sold Prior

Welcome to this inviting courtyard home at 24 St James Boulevard, Brompton. Immaculately kept, the property marries simplicity and comfort, making it an excellent choice for first home buyers, families or those looking to downsize or invest.

This neat-as-a-pin residence boasts three bedrooms, offering plenty of room for sleep, study and storage. The original kitchen, complete with a breakfast bar, is charmingly intact - a testament to quality design and craftsmanship.

A versatile outdoor undercover area awaits your leisure, to enjoy alfresco dining or a quiet morning coffee. A garden shed gives you extra storage or perhaps a hobby space. A separate laundry adds to the convenience, and a double garage keeps your vehicles secure.

Being located in Brompton, you will appreciate the proximity to popular local spots. Plant 4 Bowden, the pulsating, vibrant heart of the district, nearby. Seven Grounds Cafe on Hawker Street, renowned for its excellent coffee, is just a short distance away.

The property falls within the school zoning for Brompton Primary School, Adelaide Botanic, and Adelaide High School. These reputable local schools make this home ideal for growing families or those planning for the future.

Extra Features;

- Double garage
- Separate laundry
- Lovely front & rear garden
- Situated in a quiet estate

This property at 24 St James Boulevard, Brompton is more than a house - it is a home waiting to be filled with new memories.

CT / Vol 5569 / Fol 529

Year built / 1998

Equivalent Building Area / 212sqm approx.

Land Size / 333sqm approx.

Council / Charles Sturt

Council Rates / \$1,549.10p.a.

Water & Sewer / \$195.23p.q.

ESL / \$332.60p.a.

Torrens Title

Zoning / Housing Diversity Neighbourhood

Frontage 12.5m / Depth 26.71m approx

Speak to TURNER Property Management about managing this property

#expectmore

RLA 62639