






**109C East Street BROMPTON SA**

3  2  2 

Why not love where you live!

This delightful courtyard home is located in the lower North Adelaide region within walking distance to some of North Adelaide's wonderful parklands, restaurant/caf precinct, public transport and a variety of schools.

The front of the property is secured with Heritage fencing, plenty of paving and an attractive red brick faade with verandah. The impressive internal floor plan is cosy and modern throughout. Offering 3 good size bedrooms, master with ensuite and walk-in robe, whilst bedrooms 2 & 3 have the advantage of overlooking a delightful central courtyard. The formal lounge is ideally located for use as a retreat or study.

The open plan living area is located towards the rear of the home, comprising a lovely kitchen with stainless steel cooking appliances, gas cook top, dishwasher provision and quality built-ins. The adjacent dining and family area offers plenty of space for your enjoyment. The 2nd bathroom is centrally located and there is a separate laundry.

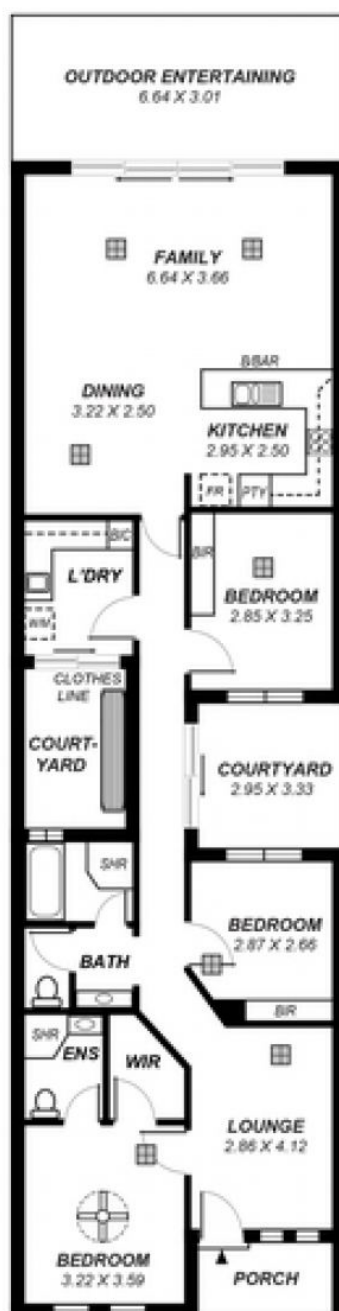
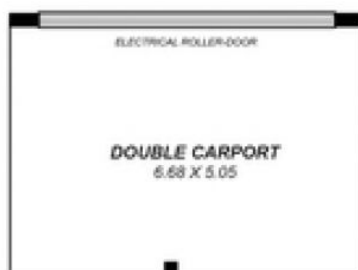
All fixtures and fittings throughout showcase quality and style, including ducted reverse cycle air conditioning, attractive flooring, window treatments and attractive light fittings.

**Land Size** : 276 sqm

**View** : <https://www.michaelkris.com.au/sale/sa/western-beachside-suburbs/brompton/residential/house/5834044>



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This drawing is for illustration purposes only.  
All measurements are approximate and details intended  
to be relied upon should be independently verified.

Area	m <sup>2</sup>
Living:	112
Carport:	33
Outdoor:	20
Courtyard:	15
Total:	180