



30 Hocking Street, Brompton

Contact Agent

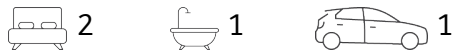
Positioned in one of Adelaide’s most up-and-coming suburbs, this conventional, modern home offers low-maintenance living with the added advantage of two street frontages and a preferred northerly rear aspect. Ideal for young couples, families, downsizers, or astute investors, this neat and well-maintained home is ready for its next chapter.

Location Highlights:

Enjoy the convenience of city-fringe living with Adelaide CBD just minutes away. Spend weekends exploring nearby parks including Edward Scoop’s Tyson Memorial Park, Ivan Franko Reserve, Ethelbert Square Reserve, Boucatt Reserve, and Josiah Mitton Reserve-all just a short stroll away. Walk to Adelaide Entertainment Centre, Coopers Stadium, local shops, restaurants, and benefit from excellent public transport options via bus, rail, and tram.

Property Features:

- Light-filled open-plan living and dining area
- Quality kitchen with stainless steel appliances: dishwasher, rangehood, oven, and gas cooktop



Property ID:	L35591877
Property Type:	House
Carports:	1
Land Area:	143.0 sqm

Varun Patel
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- Two spacious bedrooms with built-in robes
- Second bedroom with private courtyard access
- Modern bathroom with shower and toilet
- Downlights throughout
- Reverse-cycle split system air conditioning to the open-plan living area
- Rear courtyard ideal for entertaining
- Secure lock-up carport with rear access
- Torrens Title allotment: approximately 143 sqm

Specifications:

- Title: Torrens Title
- Land Size: 143 sqm (approx.)
- Council: City of Charles Sturt
- Council Rates: TBA
- Emergency Services Levy (ESL): TBA

Homes like this are a rare find. Don't miss your chance to secure a quality property in a prime location.

For more information, contact Varun on 0426 153 571.

Please Note:

Prospective purchasers are advised not to rely solely on third-party information providers. To confirm property details, please contact the agent directly and review the Certificate of Title and local government information provided in the completed Form 1 Vendor Statement. This document is available for inspection at 253 Main Road, Blackwood SA 5051 for three consecutive business days prior to the auction, and at the auction venue 30 minutes before the auction commences.

Disclaimer:

All information provided has been obtained from sources believed to be accurate. However, Raine & Horne Blackwood offers no guarantee as to its accuracy and accepts no liability for any errors or omissions (including but not limited to land size, frontage, and site plan). Interested parties should conduct their own inquiries and seek independent legal advice.

STCC = Subject to Council Consent

