



13 Brougham Place North Adelaide, SA



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## Magnificently situated with views.

Perfectly positioned in this tightly held enclave with all the excitement North Adelaide has to offer nearby. Steeped in the 70s, spanning 3 levels, the residence presents a great opportunity to make your own statement.

The generous floor plan offers up to 3 bedrooms, 2 bathrooms and multiple light-filled living spaces with floor to ceiling glass. Behind a high wall with intercom access, rear lock-up garaging for 2 vehicles, paved private courtyard and outlooks over Brougham Gardens through to the Cathedral & Adelaide Oval, this is a brilliant opportunity.

Also known as 6/13 Brougham Place North Adelaide.

### Outgoings:

Council rates: \$1,894.20 pa

Water rates: \$312.41 pq plus usage

ES Levy: \$515.85 pa

Strata rates: \$1,293.75 pq

Price: SOLD - FOX



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