



### 8/118 Brougham Place North Adelaide SA

2  1  1 

Positioned at the rear of a small group, this quiet and secure two-bedroom townhouse comprises downstairs living room with doors opening to the sunny northern courtyard, recently updated kitchen and dining opening to the rear courtyard, updated laundry and separate wc.

Upstairs features a generous north facing main bedroom with balcony and walk in wardrobe, second bedroom with outlook to St Peter's Cathedral and main bathroom with bath. Other features include 3 reverse-cycle split systems and an undercover off street car park.

Walking distance to everything including O'Connell St shops and restaurants, the CBD, Adelaide Oval, Botanic Gardens, River Torrens, Festival Centre, North Adelaide Primary and Botanic High.

**Price** : UNDER CONTRACT

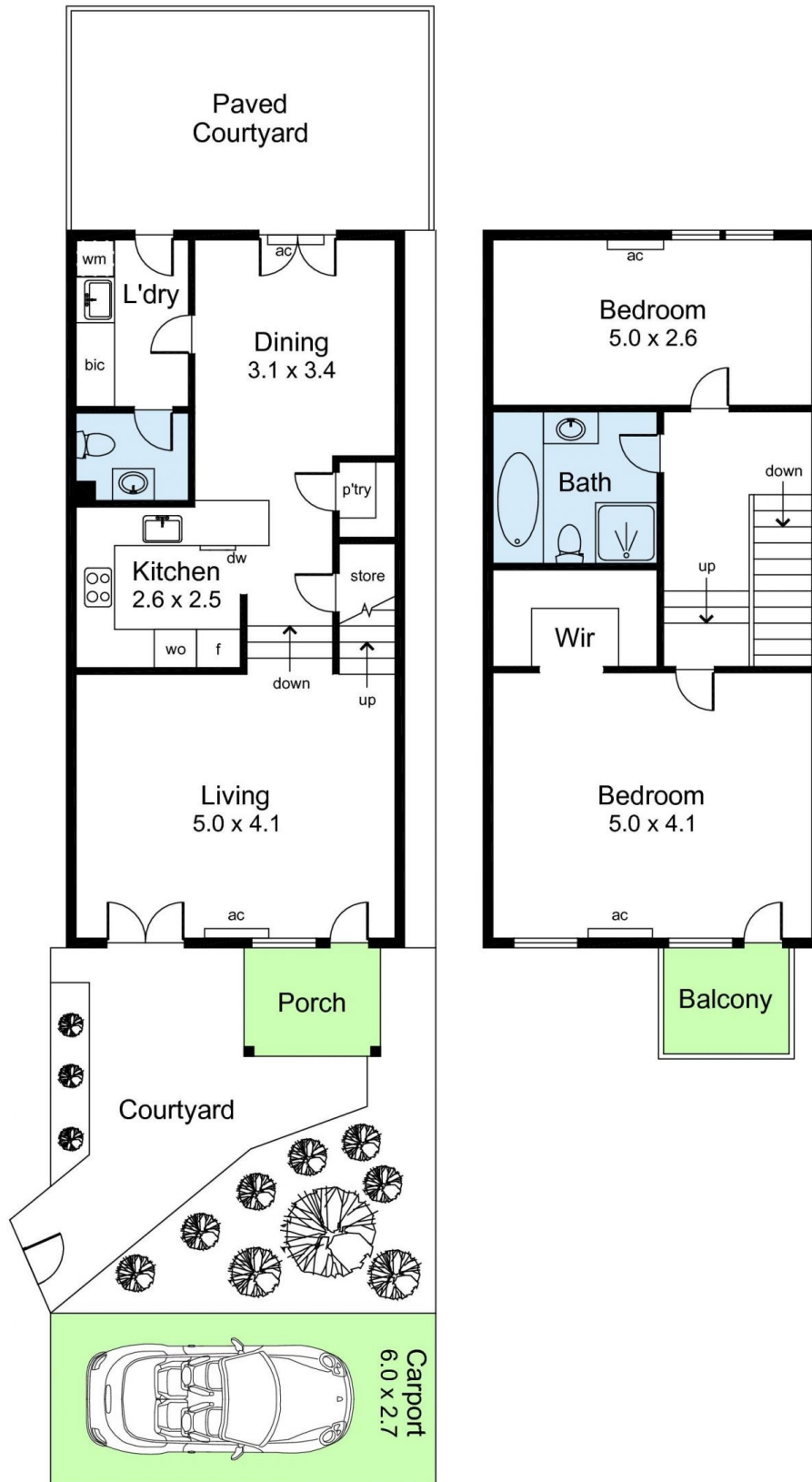
**View** : <https://www.foxrealestate.com.au/property/8118-brougham-place-north-adelaide-sa/7916095>



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| Area (Estimate only) |                            |
|----------------------|----------------------------|
| Ground Floor         | 62.6 m <sup>2</sup>        |
| First Floor          | 62.6 m <sup>2</sup>        |
| Carport              | 16.2 m <sup>2</sup>        |
| Balcony              | 3.7 m <sup>2</sup>         |
| Porch                | 3.7 m <sup>2</sup>         |
| <b>Total</b>         | <b>148.8 m<sup>2</sup></b> |



For illustrative purposes only.  
All measurements are approximate