

70 Press Road, Brooklyn Park







Spacious Family Living with Self-Contained Granny Flat on 938sqm*

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Positioned on a generous 938sqm (approx.) allotment in the highly sought-after suburb of Brooklyn Park, this versatile property presents an outstanding opportunity for owner-occupiers, investors and multi-generational families alike. Offering a spacious three-bedroom home, a fully self-contained granny flat, and excellent rental flexibility, this is a property packed with potential.

The main residence is designed for comfortable everyday living, featuring three well-sized bedrooms with ceiling fans, a separate lounge room, and a practical kitchen and meals area. Split system air conditioning units service both the living area and kitchen, while gas heating provides additional comfort through the cooler months. Security roller shutters add peace of mind and enhanced privacy. Stepping outside, you'll find a large verandah and pergola overlooking the rear yard, complete with a variety of established fruit trees. Adding significant value is the detached self-contained granny flat, equipped with its own kitchen, bathroom and living area, making it ideal for extended family accommodation, guest quarters, a home business setup, or additional rental income. Vehicle accommodation is equally impressive, with a secure lock-up carport accommodating two cars

Price	$1.15M - $1.2M
Property Type	Residential
Property ID	2674
Land Area	938 m2
Floor Area	155 m2

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and features an automatic roller door. The front boasts a wide frontage and driveway for an additional 4-5 vehicles

For investors, the property is currently tenanted at **$1,050 per week on a periodic tenancy**, providing the flexibility to continue enjoying a strong rental return or issue notice to vacate should you wish to occupy the home yourself.

Conveniently located between Adelaide's CBD and coastline, Brooklyn Park continues to be one of the western suburbs' most desirable locations. Situated approximately 5.5km from the city centre and around 6km from West Beach and Henley Beach, residents enjoy easy access to shopping, public transport, Adelaide Airport and major arterial roads.

Key Features:

- Generous 938sqm allotment (approx.)
- Three-bedroom family home
- Ceiling fans to all bedrooms
- Separate lounge room
- Kitchen with adjoining meals area
- Split system air conditioning to main living and kitchen
- Gas heating
- Security roller shutters
- Self-contained granny flat with kitchen, bathroom and living area complete with its own reverse cycle a/c for year round comfort.
- Extensive veranda and pergola entertaining area
- Nutrient-rich soil with healthy established fruit trees and vegetation
- Lock-up carport with automatic roller door
- Currently rented at $1,050 per week on a periodic tenancy providing flexibility to the owner occupier or investor
- Outstanding city-to-sea location

A rare opportunity to secure a substantial landholding with immediate income, flexible accommodation options and future potential in one of Adelaide's most conveniently positioned suburbs.

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