






### 11 Francis Ridley Circuit Brompton SA

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Nestled in a quaint circuit, this sizeable family home offers superb natural light, a lovable floorplan and easy-care surrounds. All whilst being amongst a radiant inner-city suburb that never stops flourishing.

Clever design allows the property to take full advantage of the elements year-round. Set with the perfect orientation allowing every room to have ample sunlight. The outdoor courtyard sports an open canopy - specifically designed to host four ornamental grape vines - providing natural, cool shade in summer and welcoming the sun in winter.

A free-flowing floorplan stretches across the 312m2 allotment, providing three good bedrooms including the primary room with WIR and ensuite. A plethora of formal

**Type** : House  
**Land Size** : 312 sqm  
**View** : <https://www.crawfordoran.com.au/8087788>



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[For full version visit the website](https://www.crawfordoran.com.au)



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The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.



Living area	160sqm
Double Garage	36sqm
Courtyard	33sqm
Porch	3sqm
<b>Total area</b>	<b>232sqm</b>



(NOT IN POSITION)



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