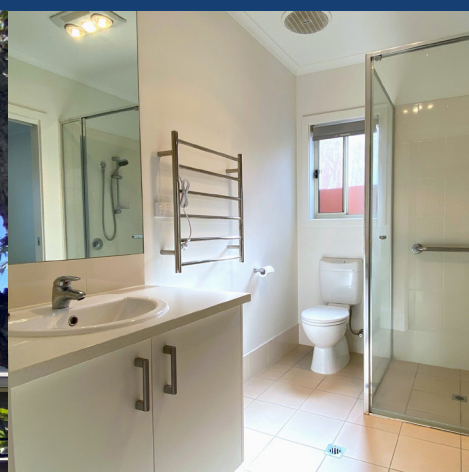


# Villa 32 / 33-45 Lipsett Tce, Brooklyn Park

 2
  1.5
  1



Close to the beach, city, airport and shopping precincts, Acacia Park Villages is set across four, friendly communities in Brooklyn Park, Lockleys and Underdale.  
 Enjoy a perfect combination of community living with privacy and independence.



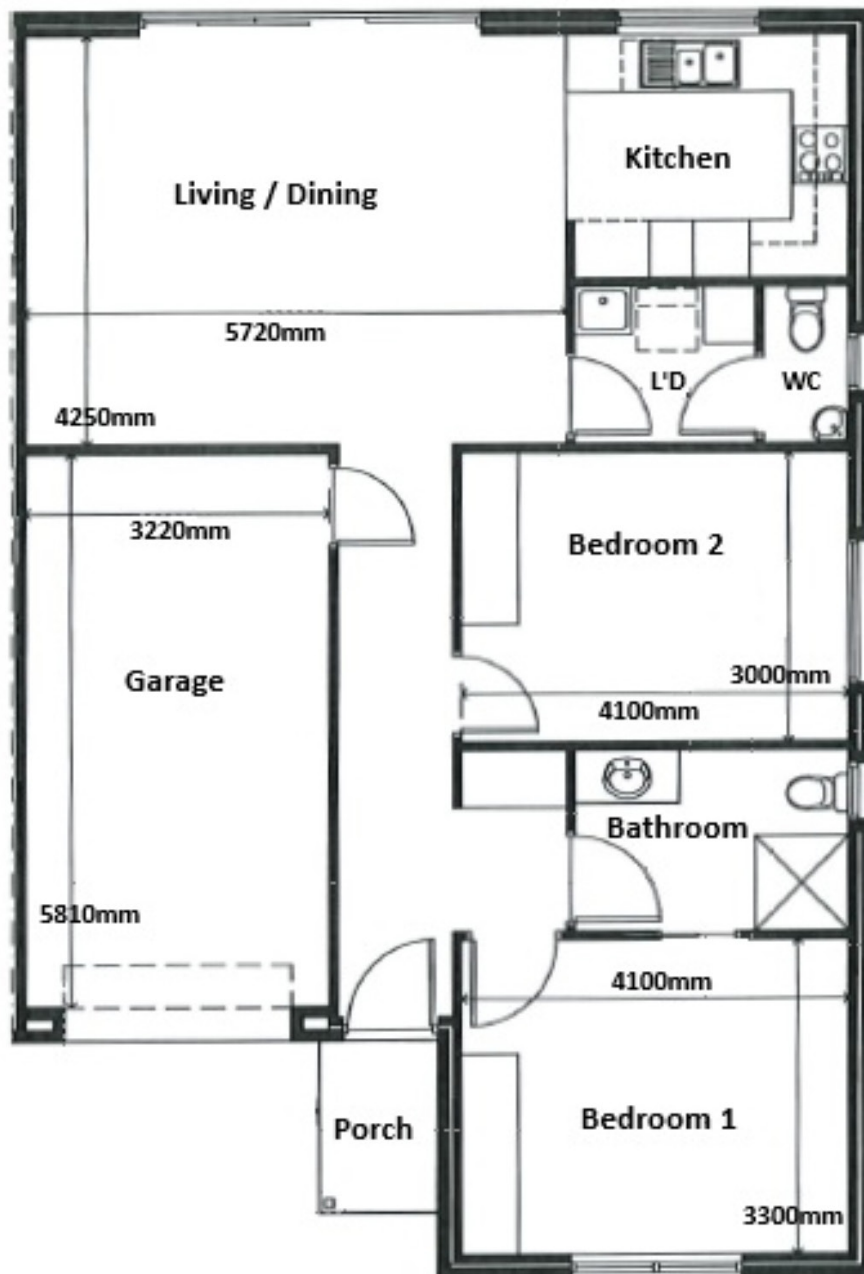
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## FLOORPLAN - Villa 32



### Acacia on Lipsett

#### Villa 32

Bedrooms: 2

Bathrooms: 1.5

Carpark: 1

#### Villa features

Open plan living area

Built-in wardrobes

Separate laundry

24-hour emergency

monitoring system

Private rear courtyard

Garage with internal access

#### Maintenance Fees

The current maintenance fee includes water rates, emergency services levy, insurance for public liability and buildings, management fees, public lighting, cleaning of all common areas, gardening of all common areas, general and preventative maintenance, 24 hour emergency call monitoring, onsite facilities and Village Management.

The maintenance fee excludes individual council rates, contents/chattels insurance, gas, electricity, private telephone, and the upkeep or replacement of all personal items (eg fridge, furniture and washing machine).

Villa 32, Acacia on Lipsett Retirement Village  
33-45 Lipsett Terrace, Brooklyn Park, SA 5032



This document does not form part of a contract for sale or purchase of a license to occupy. While reasonable care has been taken in the preparation of this flier and all particulars contained herein are believed to be correct, interested parties must rely upon their own inspections and inquiries. Floorplans and photography are for presentation purposes and should be regarded as indicative only. All properties are subject to prior sale, change or withdrawal. Information, dimensions, prices and measurements are subject to change without notice. E&OE. Issued 12/12/2025.



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