

1 Ian Street, Broadview, SA 5083



House For Sale

Thursday, 7 March 2024

1 Ian Street, Broadview, SA 5083

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 716 m2

Type: House



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Auction On-Site Sun 24th March 1:30PM (USP)

Welcome to 1 Ian Street, Broadview, where luxury meets tranquillity in this stunning family residence. As you step onto the manicured grounds, a sense of serenity washes over you, inviting you to explore the endless possibilities of this immaculate home. Nestled in the heart of Broadview, this residence offers the perfect blend of modern elegance and timeless charm. The spacious family and meals room, adorned with a cozy gas fireplace, beckons you to unwind and create cherished memories with loved ones, while bifold glass doors seamlessly open to the outdoors. The heart of the home, the kitchen, is a culinary enthusiast's dream. White stone benchtops gleam under the soft glow of pendant lights, while Westinghouse appliances stand ready to elevate your culinary creations. The breakfast bar with waterfall countertops allows open conversation, while the bifold server windows open the kitchen space to the outdoor breakfast bar. A butler's pantry with dishwasher, storage, and Puratap, complete the ensemble, ensuring both style and functionality are never compromised. The four bedrooms ensure each member of the family has their own private retreat; each bedroom provides built-in robes for convenient storage while ceiling fans create a soft breeze. The lavish master suite provides a private ensuite with dual shower and bathtub, with two walk-in robes, and sliding doors that open to an outdoor deck with a relaxing hammock. Daily living is made easy with the main bathroom offering a bathtub and separate toilet with its own vanity, and a practical laundry room providing abundant storage and bench space. Meanwhile a welcoming theatre room or additional lounge room opens to the alfresco area, fitted with a projector and surround sound for seamless entertaining. With Engineered Oak floorboards and reverse-cycle ducted air conditioning throughout, comfort is seamlessly woven into every corner of this inviting abode. Undoubtedly, the best part of this home is the incredible outdoor entertaining area. With well-manicured grass surrounding a sparkling in-ground pool, an outdoor shower and powder room, a cubby house for the little ones, and a luxurious alfresco with an outdoor kitchen, it's truly your own slice of paradise! Additional features include a powered workshop in the backyard, a double garage with indoor access, and a secure sliding gate to the front yard. A 10.56kw/h solar system powers the home, while the security system ensures peace of mind. Broadview embodies the essence of suburban bliss, offering a peaceful sanctuary just moments away from the bustling city centre. Surrounded by lush greenery and heritage-listed sites, this suburb exudes a unique charm that captivates residents and visitors alike. With Laurie Knight Reserve and Nailsworth Primary School just a stone's throw away. Indulge in delectable dining experiences at Al Pacino Pizzeria and La Romana Pizza Bar or enjoy strolls through Broadview Oval—a testament to the vibrant community spirit that defines this neighbourhood.

Property Features:

- The master bedroom features a large walk-in robe an additional walk-in robe, and private ensuite
- Open plan family, meals, and kitchen area
- The kitchen has a breakfast bar with waterfall stone counters, bifold survey windows to an outdoor breakfast bar, Westinghouse appliances, a large butler's pantry and Puratap
- Main bathroom has a glass shower, tiled vanity storage, bathtub, tiled walls, separate toilet with vanity
- Reverse cycle ducted air conditioning for year-round comfort
- 3m high ceilings throughout the home
- Security system with six cameras and Ring door camera
- Rinnai gas hot water system for efficiency
- 10.56kw/h Solar system with 32 panels with Fronius Inverter
- Expansive alfresco with ceiling fans and outdoor kitchen
- Inground saltwater swimming pool with solar heating
- Decked outdoor shower for convenience
- Powered workshop in the rear yard perfect for home gym, retreat, or storage
- Double garage with auto panel lift door
- Off-street parking for up to four cars
- Nailsworth Primary School is only five minutes away

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | PORT ADELAIDE ENFIELD Zone | EN - Established Neighbourhood \\ Land | 716sqm (Approx.) House | 340sqm (Approx.) Built | 2016 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa