

**11/22 - 26 Robert Avenue, Broadview, SA 5083**

**TURNER.**

**Unit For Sale**

Wednesday, 27 March 2024

11/22 - 26 Robert Avenue, Broadview, SA 5083

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Flora Ganter  
0412546352



Xavier Davey

## Contact Agent

Located in an in demand inner-city suburb, this updated spacious two bedroom unit, situated at the rear of a Strata Title group, delivers a peaceful easy-care lifestyle. The unit's bright and airy atmosphere is enhanced by an array of windows that grace every room creating a light and fresh ambiance throughout. This home is a true no-fuss gem that will appeal to a broad range of buyers, including a great entry level purchase for first home buyers, privacy and security for downsizers and a perfect opportunity for investors to start or add to their property portfolio. Features that make this unit appealing include:- Spacious light filled lounge with large picture window plus a built-in storage cupboard. - Sizeable dining room adjacent a neat, practical kitchen. - Stylish bathroom boasting new toilet, vanity and cabinet, complete with full size bath and separate shower.- A large, light filled main bedroom and good-sized second bedroom, both with built-in robes. - Laundry with external access to an easy-care, paved rear courtyard area which includes a garden shed.- New large split system air conditioning unit.- Covered allocated car park adjacent the unit as well as a second available car park space. With easy access to numerous parks and reserves, including popular Broadview Oval, great public and private schools, multiple shopping areas and convenient public transport makes this great offering a no-brainer! CT / 5054 / 282 Year built / 1975 Strata Fees 0 \$356 p.q. (approx.) Council / City of Port Adelaide Enfield Council rates / \$1,032.70 p.a. (approx.) ESL / \$75.90 p.a. (approx.) SA Water / \$153.70 p.q. (approx.) Strata Title Speak to TURNER Property Management about managing this property #expectmore RLA 62639