

12 Erin Street, Broadview, SA 5083



House For Sale

Thursday, 29 February 2024

12 Erin Street, Broadview, SA 5083

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 720 m2

Type: House



Alistair Loudon
0481361617



Will Fitridge
0423479866

\$1.495m

Auction - Date TBC Its original 1920s features shine brighter than ever before, its flexible floorplan has never been bigger and you'll be hard pressed to find a classier example of the revamped bungalow, anywhere, let alone the tightly-held and character-laden suburb it calls home. You'll need a magnifying glass to find a single flaw in this bright and energising home dressed in a sea of white to make the likes of its intricately decorated ceilings, engineered European Oak floors and Axis brushed brass fittings pop under the glow of natural light. With its expansive open-plan rear addition came a clever re-jig of its original floorplan, creating a truly flexible home with multiple living zones, up to four bedrooms and one pretty special fully-tiled bathroom with a free-standing tub, floating stone-topped vanity and oversized walk-in shower. The kitchen - featuring an expansive island/breakfast bar, Smeg 900mm appliances and the butler's pantry of your dreams - steals the show, just a shuffle from the summer-loving alfresco pavilion. Every season is a reason to explore your surroundings just a 3km crow-fly from the CBD, a stroll from Broadview's community-centric sporting oval/tennis courts, and just a short drive from Prospect's pulsing foodie scene and cinema. Don't settle for anything less. Features we love...- Extended and renovated from top to toe to make it look and feel like a brand new home within - Stunning Master suite with dressing room and spacious ensuite- Classic bungalow facade and beautifully presented original decorative ceilings - Lock-up carport with remote entry, plus additional off-street parking - Flexible floorplan ensures the second living zone could be a fourth bedroom - Starring open-plan kitchen with Smeg appliances, dishwasher, Oliveri sinks, huge breakfast bar and butler's pantry- Spacious alfresco pavilion to rear - Lock-up carport with remote entry - Ducted reverse cycle heating and cooling - Stylishly updated separate laundry- Landscaped garden with fully-automated watering system- Walking distance from public transport - Moments from several schools - And much more. CT Reference - 5245/464 Council - City of Port Adelaide Enfield Council Rates - TBCSA Water Rates - TBC Emergency Services Levy - TBC Land Size - 720m² approx. Year Built - 1925 Total Build area - 267m² approx. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275 403