

# 16 Broadway, Colonel Light Gardens, SA 5041

## House For Sale

Thursday, 14 March 2024



16 Broadway, Colonel Light Gardens, SA 5041

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 696 m2

Type: House



James Robertson  
0421882997



Nic Pernini  
0468914427

## Contact Agent

Auction Sat, 6th Apr - 10am (usp) With a wide frontage and a classic bungalow facade facing a tree-lined street, what starts in true Colonel Light Gardens fashion ends with a dynamic rear addition, alfresco pavilion and the 11m-long fully-tiled pool with integrated spa of your summer dreams, making this the ultimate family statement, in a truly one-of-a-kind suburb. The original bungalow showcases its C1926 features with pride, setting a timeless tone for an extension that ingeniously wraps around that pool like an amphitheater to give the main suite its own wing and those resort style vibes so many homes try to create - but fail to achieve. The sum of its flawless parts is a 4-bedroom family home with a bevy of living zones, study, head-turning open-plan kitchen and the magnetic pull of a poolside pavilion that has a kitchen of its own and closes its cafe blinds to give you another room in winter. Watching the footy from the bubbling comfort of the gas heated spa will become the norm. Yet, there's nothing 'average' about the 3m-high ceilings, the kitchen's quality appliances and Ceasarstone benchtops, jarrah floors, sleek fully tiled wet areas, video intercom and electric gated entry. And it all sits so proudly in a tightly-held heritage suburb synonymous with its wide and sweeping streets, charming character homes, boundless plots and beautiful position near Mitcham Square precinct, Scotch College, Colonel Light Gardens Primary School and the CBD itself. The only thing missing is you. Features we love...- Classic bungalow facade, impeccably presented amongst landscaped gardens - Supremely functional floorplan with multiple living zones- Dynamic rear addition stands slightly elevated over the starrng fully-tiled pool and spa- Latest improvements completed in just 2018- Beautifully presented original home with large rooms, high ceilings and jarrah floors - Ducted heating and cooling, plus gas log fireplace - Electronic gated entry and video intercom- Carport and off-street parking for multiple cars - Miele dishwasher and oversized Smeg oven - Custom storage throughout - Integrated speaker system - Inch-perfect landscaped gardens with auto watering system- Walking distance from public transport - A short drive from Pasadena Green shopping precinct - Just 15 minutes from the metro coast  
CT Reference - 5405/287  
Council - City of Mitcham  
Council Rates - \$3,088.00 pa  
SA Water Rates - \$281.43 pq  
Emergency Services Levy - \$254.10 pa  
Land Size - 696m<sup>2</sup> approx.  
Year Built - 1926  
Total Build area - 321m<sup>2</sup> approx.  
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