

# 19 Broughton Road, Elizabeth Vale, SA 5112



## House For Sale

Tuesday, 27 February 2024

19 Broughton Road, Elizabeth Vale, SA 5112

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 580 m2

Type: House



Sharryn Noonan

0418143098

**\$549,000 - \$579,000**

Nestled on the peaceful 19 Broughton Road in Elizabeth Vale, this property exudes a sense of neatness and tidiness that is instantly inviting. As you approach, the street appeal is enhanced by a charming bay window in the lounge room, offering a picturesque view of the front yard. With just a splash of paint, this home has the potential to undergo a remarkable transformation, elevating its aesthetic appeal to new heights. Convenience is a standout feature of this property, as it is located within walking distance to the Lyell McEwin Hospital, making it an ideal choice for healthcare professionals or those seeking easy access to medical facilities. In addition, its proximity to shops, schools, and transport links adds to its allure, ensuring that residents have everything they need within easy reach. The interior of the home is both spacious and functional, with three generously sized bedrooms providing ample accommodation for residents and guests alike. The main bedroom boasts the added luxury of an ensuite, offering privacy and convenience for the occupants. With the inclusion of two split systems, the home remains cozy and comfortable throughout the year, regardless of the weather outside. One of the highlights of the property is the outside decking area, which serves as an ideal space for entertaining family and friends. Whether it's hosting a barbecue, enjoying drinks under the stars, or simply unwinding after a long day, this versatile outdoor area provides the perfect setting for socializing and relaxation. With a few additional touches, such as outdoor furniture and lighting, it could easily become a stylish retreat or even a "man cave" for those seeking a private sanctuary. Inside, the layout of the home is well-designed, with a spacious lounge room upon entry that seamlessly flows into a separate dining area. This configuration offers flexibility for everyday living and provides plenty of space for both relaxation and formal dining occasions. The rear yard is of a good size and requires minimal maintenance, making it perfect for those who appreciate outdoor living without the hassle of extensive upkeep. With some landscaping touches, it has the potential to be transformed into a tranquil oasis or a vibrant garden retreat, adding to the overall appeal of the property. In summary, 19 Broughton Road presents a wonderful opportunity to create a comfortable and convenient lifestyle in Elizabeth Vale. With its spacious interior, outdoor entertaining area, and proximity to essential amenities, this property has all the ingredients for modern living. With a little imagination and some personal touches, it has the potential to become the perfect place to call home. \*\*\*\*PLEASE NOTE - CURRENTLY TENANTED, AMAZING TENANT AND WOULD LOVE TO STAY ON THERE IF PURCHASED BY AN INVESTOR. TENANTS LEASE RUNS OUT \*\*\*\*