

**22 Bridges Street, Broadview, SA 5083**

**House For Sale**

Thursday, 7 March 2024

**eclipse.**  
REAL ESTATE

22 Bridges Street, Broadview, SA 5083

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 301 m2**

**Type: House**



Michael Viscariello  
0477711956



Aidan Anthony  
0423319554

## Best Offers By Tuesday 5pm 26th March 2024, USP

Say hello to 22 Bridges Street, a charming Torrens Title home updated in 1992, nestled in the sought-after neighbourhood of Broadview. Boasting versatility and functionality, this residence offers a blend of modern comfort and timeless character, making it an ideal choice for first-time buyers, growing families, or astute investors. Stepping onto the property, you're greeted by a character front porch and a gable facade that exudes curb appeal. Inside, the home welcomes you with timber look flooring throughout, adding warmth and elegance to the living spaces. The interior layout features a versatile floor plan with three bedrooms and multiple living areas, providing ample space for relaxation and entertainment. The front formal living/sitting area is bathed in natural light, creating a welcoming ambiance for gatherings or quiet evenings at home. The heart of the home revolves around the central kitchen hub, equipped with stainless-steel oven, gas cooktop, tiled splashback, and ample cabinetry for storage. Adjacent to the kitchen, an attached dining/living space with an abundance of natural light accommodates the whole family comfortably. The main bedroom offers a peaceful retreat with a large window, ceiling fan, built-in robe, and convenient access to the main bathroom. Two additional bedrooms feature plush carpeting and built-in robes, providing comfort and convenience for family members or guests. The original main bathroom boasts white tiling and a built-in bath, while a separate Wc enhances privacy and functionality. Outside, the property offers a paved undercover outdoor area for alfresco dining, a grassed area, and established landscaping, perfect for an active family lifestyle. A large shed with storage provides space for hobbies or additional storage needs. Parking is made easy with a secure single carport and additional front parking, ensuring convenience for residents and visitors alike. This property offers a short stroll to Broadview Oval and the bustling sports hub, featuring football and tennis clubs, a playground, and a dog park. Nestled in vibrant Broadview, residents enjoy proximity to Walkerville, Prospect, North Adelaide, and Adelaide CBD. Shopping centers like Sefton Plaza and Northpark Shopping Centre are minutes away, ensuring convenience. Nearby schools include Nailsworth Primary School, Our Lady of The Sacred Heart, Prescott College, and St Andrew's School. Check me out:- Torrens Title, 1992 built- Updated 3-bed layout - Character porch & gable facade- Timber look flooring throughout- Light-filled front formal living area- Central kitchen with stainless steel appliances- Open dining & living space - Main bedroom with large built-in robe- Additional beds with plush carpeting - Original bathroom with built-in bath- Separate Wc for privacy- Zoned r/c ducted heating & cooling- Paved undercover outdoor area - Grassed yard & established gardens- Large shed with storage- Secure single carport - And so much more... Specifications: CT // 5421/771 Built // 1992 Land // 301 sqm\* Home // 168 sqm\* Council // City of Prospect Nearby Schools // Prescott College & Nailsworth Primary School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Michael Viscariello - 0477 711 956 michaelv@eclipse realestate.com.au Aidan Anthony - 0423 319 554 aidana@eclipse realestate.com.au RLA 277 085