

**2B Bond Street, Northfield, SA 5085**

**Boffo**

**House For Sale**

Thursday, 25 January 2024

2B Bond Street, Northfield, SA 5085

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 333 m2**

**Type: House**



Jimmy Wu  
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Jackson Pinchbeck  
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## **Auction \$775,000**

Auction Location: On Site This modern and beautifully presented, Torrens Titled courtyard home, built in 2019, offers a brilliant lifestyle, being located within walking distance to a beautiful park comprising of a playground and BBQ for the whole family to enjoy. Situated on a manicured, 333sqm block (approximate), it provides well-proportioned rooms throughout, including four bedrooms, two bathrooms and a light filled open plan layout with LED downlights and on-trend fixtures throughout. The stylish kitchen is equipped with a butler's pantry and breakfast bar. The space is complete with glass sliding doors flowing seamlessly through to the outdoor entertaining area featuring an outdoor kitchen and overlooks the manicured rear yard. This home is perfect for growing families seeking a quality location and low maintenance living or for investors wanting to add to their portfolio and take advantage of the strong rental demand and good historical capital growth in the area. Features that make this home special:- Master bedroom with walk-in robe, ceiling fan and ensuite featuring floor to ceiling tiles - Good sized bedrooms two and three offering built-in robes and ceiling fans - Valuable fourth bedroom or additional lounge with ceiling fan - Light filled open plan kitchen, living and dining room with ceiling fan and built-in cupboard - Stylish modern kitchen featuring butler's pantry with dishwasher, beautiful stone benchtops, gas cooktop and feature pendant over breakfast bar - Elegant main bathroom with bathtub and separate shower, featuring floor to ceiling tiles - Separate laundry with external access - Storage room - 14KW Daikin reverse cycle air conditioning - Alfresco, complete with in-built outdoor kitchen featuring 90cm gas cooktop and blinds for year-round entertaining - Manicured front and rear garden - Garage Shed - Double garage with roller door and internal access - 6.6KW Solar electrical system with Huawei Inverter - CCT Cameras Located conveniently close to all suburban amenities and set amongst a vibrant family friendly local community. Northgate Shopping Centre, Regency Plaza and Sefton Plaza are all close by for your weekly shopping requirements. Easy access to quality Primary and Secondary schools. Public transport is a short walk to Hampstead Road. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174