

**3/23 Galway Avenue, Broadview, SA 5083**

**Boffo**

**Unit For Sale**

Wednesday, 7 February 2024

3/23 Galway Avenue, Broadview, SA 5083

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**



Fadi Oudih  
0455999007



Surinder Singh  
0488555119

**\$549,000 - \$589,000**

Experience the pinnacle of refined living in this meticulously maintained homette – a true jewel nestled in one of Adelaide's most coveted city fringe suburbs. Proudly positioned on the corner of Galway Avenue and Jellicoe Street, this remarkable two-bedroom, one-bathroom, low-maintenance property presents a harmonious blend of security, privacy, and convenience. Tailored for those who appreciate both comfort and an optimal location, this residence serves as a haven for individuals contemplating downsizing within the area. Moreover, it stands as an enticing opportunity for first-home buyers and astute investors. Set amidst a tranquil trio of residences, complete with an attached single carport, this property invites you to call it home effortlessly. All the heavy lifting has been expertly taken care of, allowing you to seamlessly move in, unwind, and relish the sophisticated lifestyle it offers. Features that make this home special:- Spacious master bedroom featuring a built-in robe- Generously sized second bedroom with abundant natural light- Modern kitchen with on-trend stone benchtops, subway tile splashback, Smeg freestanding oven, rangehood, dishwasher, and ample storage- Sunlit living and dining area equipped with a reverse cycle split system air-conditioner and gas wall heater- Immaculate bathroom with floor-to-ceiling tiles and a frameless shower screen- LED downlights throughout- Separate laundry with built-in cupboard- Security alarm system for added peace of mind- Quality and stylish flooring- NBN connectivity - Convenient garden shed- Fully landscaped front yard- Single carport featuring an automatic roller door- Currently tenanted until September 2024 for \$450 per week Please note: The advertising photos used for this campaign are from a previous period. Boasting proximity to various amenities, including accessible public transport, parks, and shopping hubs such as the Walkerville Centre and the new Drakes Collinswood, this property offers an abundance of choices. The CBD and North Adelaide are within a 6km radius, along with the renowned Riverbank leisure precinct and Adelaide Oval. A short drive away awaits the vibrant Prospect Road café and shopping strip. 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. RLA 313174