

3 Beaven Avenue, Broadview, SA 5083



House For Sale

Saturday, 13 January 2024

3 Beaven Avenue, Broadview, SA 5083

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 355 m2

Type: House



Rick Schultz
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Rocco Monteleone
0433677600

AUCTION ON SITE!

Welcome to a residence that effortlessly blends timeless character with contemporary features. Situated on 355m² approx. block, this solid home presents the perfect foundation for your dream. KEY FEATURES: - Hardwood flooring throughout - High ceilings & original décor throughout - Open plan kitchen/dining- Modern kitchen with a tiled splashback, ample storage, bench space & modern appliances- Dining area with a ceiling fan - Spacious lounge room with split system A/C & an ornate fireplace - Main bedroom with BIR & ceiling fan - Second spacious bedroom - Updated main bathroom with shower, vanity & toilet - Laundry with access to a separate toilet - Low maintenance yard with a verandah- Convenient storage shed out the back - Carport with side access to the back Conveniently located within a brief drive to the vibrant restaurants and cafes of Cosmopolitan Prospect Road. An easy walk to bus stops, various sporting facilities like Broadview Oval and picturesque parks. Just a few minutes drive from multiple shopping centres, including Walkerville Centre, Sefton Plaza, and North Park Shopping Centre. Enjoy close proximity to some of Adelaide's finest public and private schools. Plus, it's only approximately 6kms to the City, North Adelaide's shops, cafes, restaurants, and the Adelaide Oval precinct. To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6> Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.***Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection***"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."