

3 Erin Street, Broadview, SA 5083

HARRIS

House For Sale

Friday, 14 June 2024

3 Erin Street, Broadview, SA 5083

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 820 m2

Type: House



Richard Hayward
0418825455



Clinton Nguyen
0432517003

\$925k-\$950k

Best Offers By 2pm Tuesday 25th June Perfectly perched in the finest pocket of Broadview, 3 Erin Street radiates possibility. A mid-century home ready for a new era, coupled with scope to secure the adjoining property - whether you seize one or snap up both, it's a rare chance to forge something truly exceptional. A C1964 basket-range façade fronts a classic footprint, expansive front lounge uniting with dedicated dining room and sit-in kitchen for effortless flow across all zones. Combining timber cabinetry, gas cooktop, and dishwasher, it's a home hub ready for the breakfast rush and evening entertaining. Three bedrooms provide endless potential for custom configuration, serviced by family bathroom. A vast rear veranda overlooks rear yard, lush lawns and established gardens, highlighting the full scale of the 820sqm allotment and showcasing the potential to restore or reimagine entirely. Only 7kms from the CBD and close to every possible amenity the burgeoning inner-north, including Sefton Park and Northpark Shopping Centres, Coles Greenacres, and endless specialty shops, gyms and eateries along North East and Hampstead Roads. Walking distance to Broadview Oval, with zoning for Nailsworth and Hampstead Primary Schools, Roma Mitchell Secondary College, plus numerous private schools also nearby for a streamlined school run. Forge your grand design, dream development, or strategic investment, harnessing the total potential of both lots, or simply embrace just one as your canvas - it's entirely, enticingly, up to you. More to love:

- Single carport and additional off-street parking
- Extensive rear shed
- External blinds
- Air conditioning to lounge, plus wall heater to kitchen
- Separate laundry

Specifications: CT / 5813/987 Council / Port Adelaide Enfield Zoning / EN Built / 1964 Land / 820m²(approx) Council Rates / \$1,802.40pa Emergency Services Levy / \$192.10pa SA Water / \$217.87pq Estimated rental assessment / \$400 - \$450 per week / Written rental assessment can be provided upon request Nearby Schools / Nailsworth P.S, Hampstead P.S, Prospect North P.S, Enfield P.S, Roma Mitchell Secondary College Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409