

30 Tarakan Avenue, Broadview, SA 5083



House For Sale

Saturday, 18 November 2023

30 Tarakan Avenue, Broadview, SA 5083

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 327 m2

Type: House



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Auction Saturday 9th of December at 11:15am (USP)

Offering high quality fixtures and fittings throughout, this refreshing modern courtyard home offers up to 4 spacious bedrooms, (or 3 plus formal lounge), across a versatile floor plan where ingenious design provides vibrant utility spaces, separate study area, open plan living and generous alfresco entertaining. Crisp floating floors, fresh neutral tones and LED downlights provide a modern interior ambience, enhanced by warming natural light that gently infuses. Relax in a large combined family/dining room where a stylish modern kitchen seamlessly integrates. Sliding doors open to a generous tiled alfresco portico, constructed under the main roof and overlooking a delightful lawn covered backyard where there is plenty of space for the kids to play. Cook in contemporary comfort in an appealing modern kitchen featuring timber grain cabinetry, modern stainless steel appliances, tiled splash backs, wraparound waterfall Island breakfast bar, double sink and generous walk-in pantry. For your private relaxation, adjourn to the formal lounge, conveniently located adjacent the entrance, ideal for those who work from home or the perfect place to receive your guests. A clever study area with built-in desk provides a great space for the kids to do their homework and a valuable 3rd living space. All 3 main bedrooms feature fresh quality carpets, ceiling fans and robe amenities. The master bedroom offers a walk-in robe and bright ensuite bathroom. Bedrooms 2 and 3 both have built-in robes. A spacious full main bathroom will easily cater for those busy school and work mornings, while a single garage with auto panel lift door offers secure accommodation for the family car. Additional parking for 2 extra vehicles is available in a clever front yard design. A bright, appealing and comfortable low maintenance home that is bound to appeal to the market. Briefly: * Refreshing modern home with a versatile floor plan layout * Open plan living/dining room with ceiling fan and kitchen integrated * Kitchen offers timber grain cabinetry, modern stainless steel appliances, tiled splash backs, wraparound waterfall Island breakfast bar, double sink and generous walk-in pantry * Formal lounge/bedroom 4 adjacent the entrance * Sliding doors from family room to full width tiled alfresco entertaining area * Generous lawn covered backyard with rainwater tank * Handy two-person study with built-in desk * 3 spacious bedrooms, all with quality carpets and ceiling fans * Bedroom 1 with walk-in robe and ensuite bathroom * Bedrooms 2 with built-in robes * Full main bathroom with modern fixtures and fittings * Walk-through laundry with exterior access * Single garage with auto panel lift door and direct interior access * Ducted reverse cycle air-conditioning * Security door for added safety * Solar panels to help ensure that energy bills stay low Located conveniently close to all desirable amenities in a vibrant family friendly area. Greenacres and Northpark Shopping Centres, Regency Plaza and Sefton Plaza are all close by for your weekly shopping requirements, along with the Churchill Centre, just down the road for your designer and lifestyle goods. Nearby unzoned local schools are Prospect North Primary, Enfield Primary & Hampstead Primary, while the local zoned high school is Roma Mitchell Secondary College. Prestigious private schools in the area include Our Lady of the Sacred Heart School, Heritage College & Cedar College. For more information, contact Brijesh Mishra on 0430 140 905 or Monique Kingsada on 0402 041 637. The Vendor's Statement (Form 1) may be inspected at 493 Bridge Road, Para Hills SA 5096 for 3 consecutive business days before the auction and at the auction for 30 minutes before it commences. **DISCLAIMER:** We have in preparing this document using our best endeavours to ensure the information contained is true and accurate but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this document. RLA 326570