

**32 Jellicoe Street, Broadview, SA 5083**



**Sold House**

Wednesday, 17 January 2024

32 Jellicoe Street, Broadview, SA 5083

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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**\$772,150**

Say hello to an inviting home in an enviable location - offering open-plan living, 3 bedrooms, 2 bathrooms and beautiful outdoor spaces. Whether you're looking to move in and enjoy a vibrant lifestyle in Broadview or seeking a hassle-free investment, this one's for you. Welcome home to 32 Jellicoe Street Broadview, nestled in a prestigious inner-city suburb, just a brief 10-minute drive from the vibrant Adelaide CBD. Enjoy the convenience of having everything at your fingertips—trendy cafes, ample shopping, renowned schools, and luscious parks—all at your doorstep. A peaceful tree-lined street and charming brick exterior invite you in. Inside, a warm and inviting lounge room welcomes you with an abundance of natural light streaming through oversized windows. Continue to the open-plan kitchen, meals, and living area—an ideal space for family gatherings and entertaining guests. Large windows frame views of a delightful courtyard. The renovated kitchen showcases ample countertop and storage space, complemented by sleek white tiled backsplash and a gas cooktop. Discover the primary bedroom in the rear wing, a private retreat adorned with a spacious wall-to-wall built-in robe and serviced by a nearby bathroom. The remaining two bedrooms, situated off the front lounge, share a second bathroom. Bedroom 2 features an additional built-in robe, while Bedroom 3 boasts a large window with a tranquil backyard view—perfect for a home office space. Both bathrooms exude a light and bright ambiance, adorned with crisp white tiles and modern fixtures. The main bathroom indulges with a built-in bath for a luxurious soak. Stay comfortable throughout the year with ducted air-conditioning and a gas heater in the main living space. Step outside to a delightful courtyard, fully paved with a verandah, shaded cloth, and a lush garden bed along the fence—a haven for morning coffee and summer BBQs. The front yard offers a private and enclosed garden, completing the perfect picture of your new home. Location-wise, it doesn't get much better. Running errands becomes a breeze with a quick 5-minute drive to Walkerville Terrace Shopping Centre, where you'll find a Woolworths and a variety of specialty shops, plus nearby trendy cafes like Coffee Institute. Just as conveniently, the lively Prospect Road is a mere 5-minute drive away, offering essentials at Coles, the latest films at Palace Nova Cinemas, and enticing eateries like Bottega Bandito, Mezze Mazi, and Anchovy Bandit. For those who love the outdoors, the nearby Broadview Oval has it all—playgrounds, picnic facilities, a dog park, a cycle track, and sports facilities. Moreover, within a 10-minute drive, you can soak in the charm of North Adelaide and immerse yourself in the vibrant energy of Adelaide City. This location truly encompasses top-tier living. Check me out:- Light and airy 3-bedroom home- Open plan living, kitchen and meals area- Formal lounge at entrance- Renovated kitchen with gas cook-top and subway tile back-splash - Built in robes to bed 1 & 2- Spacious bathrooms with modern fixtures- Ducted air-conditioning throughout- Gas heater to main living- Charming paved courtyard with shade cloth- Private and secure front yard with established garden- Single carport - 10 minute drive to Adelaide CBD- And so much more... Specifications: CT // 5152/471 Built // 1993 Home // 139.5 sqm \* Council // City of Prospect Nearby Schools // Nailsworth Primary School, Roma Mitchell Secondary College, Wilderness School On behalf of Eclipse Real Estate Group, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice if they wish to proceed. Should this property be scheduled for auction, the Vendor's Statement may be inspected at The Eclipse Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Joshua Faddoul - 0417 785 277 joshuaf@eclipse realestate.com.au RLA 277 085