

4/23 Howard Street, Broadview, SA 5083



Unit For Sale

Saturday, 2 December 2023

4/23 Howard Street, Broadview, SA 5083

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Benjamin Philpott
0883435600



Beverley Philpott
0883435600

AUCTION

Located in the popular inner-city suburb of Broadview, this neat and tidy home is sure to please. Ideally positioned to at the end of the small group of only four units, this property offers an ideal retirement residence, investment, or new home ready and waiting for its new owner. With inner city properties such as this being in short supply, this one is sure to please the crowds. Features you'll love:- Light filled formal living upon entry with crisp glass doors opening up to the private yard- Two bedrooms; master with built-in robes- Updated, eat in kitchen with under bench oven and dishwasher- Modern and well appointed bathroom with shower, toilet and vanity. - Fresh paint throughout & new carpets to bedrooms- Separate laundry with additional toilet - Additional floor to ceiling storage in the passage- Split system heating and cooling- Spacious private yard with paved area, lawns and established garden beds including lemon trees- Secure parking with roller door Positioned just meters from the greenspace that is AJ Shard Park and a short 5 minute walk to Narnu Wiira Playground, Tennis Courts and the Prospect Petanque club. Public transport is also a short walk away and available on both Galway Avenue and Main North Road for an easy commute to the CBD. This is an excellent opportunity to purchase an exceptional property and it is sure to attract a host of attention in this tightly held, sought after leafy suburb.

SPECIFICATIONS
SCT // 5047/92 Zoning // Established Neighbourhood
Built // 1972 Council // City of Prospect
Council Rates // \$1,462.31 per annum
Emergency Services Levy // \$100.65 per annum
SA Water // \$153.70 per quarter + 1/4 share usage
Strata Manager // Horner Management
Strata Fees // \$510 per quarter
Estimated Rent //

Written assessment provided upon request
DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion. 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 the market 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's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver. If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents. You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice. RLA 46442