

**4/37 Hepburn Street, Broadview, SA 5083**

RADELAIDE

**House For Sale**

Thursday, 7 March 2024

4/37 Hepburn Street, Broadview, SA 5083

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



Baldeep Dang  
0881263878

**\$ 439,000 - \$ 469,000**

This cosy low maintenance unit provides a fantastic opportunity for first home buyers or those looking to kick start or add to their investment portfolio. Comprising two bedrooms, both bedrooms with BIR, a tidy and spacious kitchen and meals area, as well as a warm and inviting living area, this is sure to impress. You also won't miss the sparkling central bathroom and laundry, as well as entertaining area, perfect for hosting parties all year round. The best part about this home:

- Situated in a small group - Private rear garden area - Reverse cycle split air-con in master bedroom - Ceiling fans in bedrooms and outdoor undercover area - Roller Shutters throughout - Single carport - Ample Storage - Currently rented for \$480 per week until 25/06/2024 This beauty is in a family orientated area and is a stone's throw away to everything you need including local shops, local shopping Centre, quality schools including Nailsworth primary school and Adelaide Botanic High school, suburban reserves, childcare centre, moments away from public transport and less than 4km from North Adelaide. There is so much growth and development happening in this area. To be a part of it, call Baldeep today! While we have made every possible effort to ensure that the information provided is accurate, Ray White Hillcrest accepts no liability for any inaccuracies or exclusions (including but not limited to a property's land size, floor plans and size, overall condition). We recommend that if you are interested, to make your own inquiries and obtain your own legal advice where necessary. RLA: 319212