

46 Bosanquet Avenue, Prospect, SA 5082



House For Sale

Friday, 19 April 2024

46 Bosanquet Avenue, Prospect, SA 5082

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Type: House



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Contact Agent

Auction on site | Saturday 4th May at 10am. The delightful home stands as a true testament to contemporary low maintenance living – with a touch of sophistication. Extremely well maintained throughout, this home presents an enviable lifestyle in a sought-after prime location. Boasting an effortless floor plan from front to rear, and packed with features that tick all the boxes. Accommodation is provided by three generous bedrooms, and two well appointed bathrooms (main bedroom ensuite). The heart of the home lies in its open plan living and dining areas, where natural Northern light streams through creating a warm and inviting setting. The sleek and efficient kitchen boasts a large island bench, and a suite of built-in cabinetry and sleek stainless steel appliances that cater to the needs of the modern chef. Adjacent is the roomy laundry, fully equipped to handle chores with ease and efficiency. Outdoor entertaining and living will be a breeze under the all-weather paved verandah perfect for alfresco dining or simply enjoying the serenity of the private rear garden. Further highlights include, remote controlled access to garage with internal access to home or direct into rear garden, additional off street parking, ducted reverse cycle air conditioning and landscaped front and rear gardens. With its proximity to an abundance of amenities this is a genuine gem of opportunity, promising a fuss-free lifestyle of tranquil living and the convenience of amenities and entertainment nearby, ideally catering to daily needs and weekend indulgences. Positioned within easy reach of desirable public and private schools, an easy commute to North Adelaide and the City, plus the convenience of nearby public transport options. Here's an exceptional opportunity for discerning buyers to secure a slice of this coveted inner urban locale – a rare opportunity not to be missed. Council Rates | \$1,948.32 pa SA Water | \$201.30 pq ESL | \$335.92 pa Year Built | 2011 Title | Torrens Titled Are you thinking of purchasing this property as an investment? Speak with our Property Management team about how we can assist you! All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts.