

47 Beaven Avenue, Broadview, SA 5083

HARRIS

House For Sale

Tuesday, 21 November 2023

47 Beaven Avenue, Broadview, SA 5083

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 383 m2

Type: House



Clinton Nguyen
0432517003



Tom Hector
0423767967

\$590k

Spilling with charm and natural light, 47 Beaven Avenue is a mid-century delight oozing with potential and possibility. From ambitious first-time buyers, professional couples through to lifestyle-loving downsizers set on seizing lovely, low maintenance living, let this corner block beauty be the end of your searching. With a range of hallmark elements of yesteryear appeal, including a peaceful front porch for afternoon basking, gorgeous solid timber floors and soaring ceilings to the lofty 3-bedroom footprint, there's a canvas here that'll hold its value well into the future. Light, airy and lovable as is though, upgrading here when you're ready would be a privilege above anything as the gently updated floorplan already enjoys an open-plan lounge and dining ticking the boxes of modern expectations for everyday entertaining. Headlined by a spacious kitchen inviting memory-making get-togethers, there's a real opportunity to put a personal touch and stylish lean to these timeless footings. A lovely sunroom with a wide, central slider to the outdoor entertaining area adds welcome surprise, space and purpose too, and where easy, all-weather outdoor living is enhanced by flourishing established greenery and side-street rear access in what is a rear yard of clever utility. Brimming with all the ingredients to turn this already humble abode into a showpiece of old-meets-new modern contemporary magic, together with bustling lifestyle conveniences in Sefton Plaza, the vibrant Prospect Road and even North Adelaide all at arm's reach adding an array of social drawcards – this just might be the base you've been looking for. Features you'll love: – Charming character elements such as solid timber floors and high ceilings, combined with ambient downlighting and a renovated and joined open-plan lounge and dining zone with ceilings fans and pendant lighting – Spacious updated kitchen with plenty of room for helping hands, great bench top space, abundant cabinetry and cupboards, and all electric appliances including dishwasher – 3 generous bedrooms, as well as a rear sunroom for welcome size and space to unwind and relax – Neat and tidy original bathroom spilling with natural light, and practical laundry area with second toilet. – Large outdoor entertaining area featuring all-weather verandah/carport – Lovely low maintenance front back gardens flourishing with established greenery

Location highlights: – Only 1.5km to Sefton Plaza and Northpark Shopping Centre for great access to all your shopping essentials – Just 6-minutes to the thriving Prospect Road teeming with popular cafés, restaurants, boutique shopping and entertainment options – Less than 15-minutes to the CBD by way of car or handy public transport

Specifications: CT / 5966/117 Council / Port Adelaide Enfield Zoning / GN Built / 1955 Land / 383m² Frontage / 15.98m Council Rates / \$1.063.8pa (approx) Emergency Services Levy / \$130.10pa SA Water / \$156pq (approx) Estimated rental assessment / \$490 to \$520 per week / Written rental assessment can be provided upon request

Nearby Schools / Enfield P.S, Hampstead P.S, Prospect North P.S, Roma Mitchell Secondary College

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