

**5 Broadford Crescent, Findon, SA 5023**



**House For Sale**

Thursday, 18 April 2024

5 Broadford Crescent, Findon, SA 5023

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 692 m2**

**Type: House**



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## Auction On-Site Saturday 11th May 2:30PM

Nestled in the heart of the charming suburb of Findon, 5 Broadford Crescent exudes a sense of warmth and character, offering a haven for families seeking spacious living and modern amenities, or the possibility to redevelop and build your dream home (STCC). As you step through the door, you're greeted by the inviting interior of this 1950s-built home. The two spacious living rooms provide ample space for relaxation and entertainment. With two kitchens, one can easily envision culinary adventures and family gatherings taking place within the walls of this versatile abode. The kitchens are both well-appointed, featuring ample cabinetry, chic tiled backsplashes, and easy-to-clean tiled floors - perfect for the busy family lifestyle. Whether you're preparing a quick breakfast or hosting a dinner party, these kitchens offer both style and functionality. This property boasts three bedrooms, two bathrooms, a study, and a laundry, ensuring ample space for the whole family to thrive. Outside, the carport provides convenient covered parking, while the verandah offers a charming spot to enjoy your morning coffee or unwind in the evenings. The shed provides additional storage space for your convenience.

**Key Features:**

- Three spacious bedrooms and two bathrooms
- Open-plan kitchen/dining/meals area, plus a second well-appointed kitchen and a second living space
- Plenty of cabinet space and bench space in both kitchen areas
- Study and laundry room
- Spacious carport
- Expansive verandah, perfect for outdoor entertaining
- Shed for additional storage
- Built in 1950 on a land size of 692 sqm

Findon is renowned as one of the best suburbs in Adelaide, offering a perfect blend of convenience and community spirit. With excellent shopping options, parks and recreation facilities, and a friendly neighbourhood atmosphere, it's no wonder why residents love calling Findon home. Close proximity to schools such as Nazareth Catholic College and Findon High School, as well as parks like Dampier Reserve, ensures that families have everything they need right at their doorstep. And with a variety of restaurants, bars, and cafes nearby, including Fusion India Restaurant and Shapeshifter Brewing, there's never a shortage of dining options to explore. Experience the best of suburban living at 5 Broadford Crescent - your perfect oasis awaits.

**Auction Pricing** - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

**Vendors Statement:** The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

**Grange RLA 314 251**

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

**Property Details:** Council | CHARLES STURT Zone | GN - General Neighbourhood Land | 692sqm (Approx.) House | 187sqm (Approx.) Built | 1950 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa