

6/22 Jellicoe Street, Broadview, SA 5083

Boffo

House For Sale

Wednesday, 17 January 2024

6/22 Jellicoe Street, Broadview, SA 5083

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 257 m2

Type: House



Paul McIntosh
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Auction \$695,000

Auction Location: On Site This stylish, low maintenance courtyard home is beautifully maintained throughout and is the perfect opportunity for buyers seeking a quality home to move straight into and start enjoying everything it's prime near City location offers. Within a small well managed group, the stand alone Community Title property on 257sqm of land (approximate) delivers modern contemporary living at its best. Featuring a master bedroom with ensuite and large walk in robe, together with another additional two good sized bedrooms. A light and bright open plan kitchen living area flows through to a tranquil, private garden courtyard entertaining space. A single garage with auto roller door and direct entry into the home, ducted air conditioning and 28 panel solar electrical system complete the offering. Young professionals will see this an affordable entry into a premium quality location, while downsizers already living in the area will see this as an outstanding opportunity to have all the privacy and space they need without the constant work a large traditional sized allotment demands. A great opportunity for small families wanting to be within the exclusive Nailsworth Primary School zone. Investors will also recognise the potential to attract high quality tenants and will seek to take advantage of the area's excellent rental yields and strong historical capital growth. Features that make this home special:- Master bedroom with ceiling fan, walk-in robe and ensuite featuring a bath - Good sized bedrooms two and three, bedroom three offering a ceiling fan- Bright and spacious open plan kitchen, living and dining space - Kitchen with gas cooktop, dishwasher and breakfast bar- Neat and tidy main bathroom with skylight - Separate laundry with built-in cupboard and external access- Ducted air-conditioning- 28 panel solar electrical system- Security system- Tranquil and private garden courtyard - Irrigation system- Single garage with automatic panel lift door and internal access- 257sqm of land (approximately) - Zoned to Nailsworth Primary School Within a short drive to all of the restaurants and cafes that Cosmopolitan Prospect Road has to offer. Easy walk to the bus, a full range of sporting facilities including Broadview Oval and beautiful parks. Only a few minutes' drive to multiple shopping centres including the Walkerville Centre, Sefton Plaza and Northpark Shopping Centre. Close proximity to some of Adelaide's best public and private schools. All this and only 5kms (approximately) to the City, North Adelaide shops, cafes, restaurants and to the Adelaide Oval precinct. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. RLA 313174