

6 Burgan Street, Broadview, SA 5083



Other For Sale

Friday, 29 March 2024

6 Burgan Street, Broadview, SA 5083

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: Other



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0478056770

Auction SAT 20 APR 11:15AM

Nestled amidst the serene streets of Broadview, 6 Burgan Street offers a retreat from the hustle and bustle of city life. Built in 1945, this charming residence stands as a testament to enduring craftsmanship and timeless allure. As you approach, the eye-catching free stone facade captures attention, hinting at the warmth and character found within. Step inside, where sunlight streams through the windows, casting a soft glow upon the clean and tidy interior. The home welcomes you with open arms, its spacious layout offering room for relaxation and rejuvenation. Picture rails adorn the walls, adding a touch of nostalgia and charm to the ambiance. With three bedrooms plus a study, and two inviting living areas, this abode presents a versatile canvas for modern living. Outside, the sprawling front and rear yards beckon for exploration and enjoyment. Stretching across a generous 720m² block with a 15.24m frontage (approx.), the property offers ample space for outdoor activities or potential expansion. Currently tenanted, this home provides an opportunity for immediate rental income, making it an attractive investment prospect for savvy buyers.

Features:

- Prime location in tranquil Broadview.
- Spacious 728m² block with 15.24m frontage (approx.).
- Currently tenanted, offering immediate rental income.
- Free stone facade exuding timeless charm.
- Picture rails adding character to the interior.
- Three bedrooms plus a study, ideal for various lifestyles.
- Two living areas for versatile living and entertainment.
- Neat, tidy, and well-maintained presentation.
- One lock-up garage for secure parking.

Points of Interest:

- Local amenities including shops, cafes, and restaurants.
- Proximity to Adelaide CBD for easy access.
- Nearby parks and recreational facilities.
- Schools within close reach.
- Convenient public transportation options.

Seize the opportunity to own a piece of Broadview's tranquil charm. Whether you're seeking an investment opportunity or a place to call home, 6 Burgan Street offers the perfect blend of comfort, convenience, and potential.

Property Details:

- Style: Freestone
- House Size: TBA
- Built: 1945
- Block Size: 720m² approx
- Frontage: 15.24m approx
- Zoning: Established Neighborhood
- Council Area: Port Adelaide Enfield
- Council Rates: \$1,686 PA approx
- Water Rates: \$812 PA approx
- Strata Rates: N/A

Price Guide

-The property is being offered by way of public auction. No price guide will be given under the vendors' instruction, however recent sales data will be provided upon request via email and at the open inspections*

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.

Ray White St Peters RLA328740

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.