

7 Erin Street, Broadview, SA 5083



House For Sale

Tuesday, 28 May 2024

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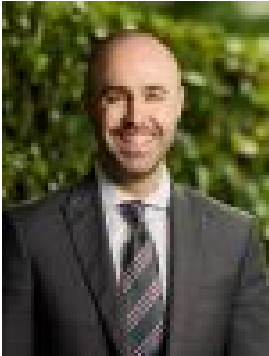
Bedrooms: 4

Bathrooms: 2

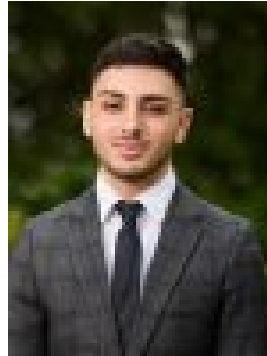
Parkings: 3

Area: 808 m2

Type: House



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Auction On-Site Saturday 15th June 11AM (USP)

If looking for a home with a generous teenager's studio or private oasis for visiting guests, paired with the perfect blend of modern and heritage, 7 Erin Street is a must-see! This, enchanting residence, built in 1958, beckons you to explore its timeless allure. Situated on a fully landscaped 808sqm (approximate) block, this home boasts a captivating facade and meticulously maintained gardens, setting a welcoming tone from the moment you arrive. Step through the double front doors into a generous hallway that invites you into the heart of the home. The open-plan kitchen, living, and dining area is thoughtfully designed for both family living and entertaining. Adorned with plantation shutters and a comforting gas fireplace, the living area exudes warmth and hospitality. The well-equipped U-shaped kitchen is a haven for culinary enthusiasts, featuring modern appliances, abundant cabinetry and counter space, a dishwasher, and a bay window overlooking the beautiful gardens. The three internal bedrooms, generously proportioned and carpeted, boast built-in robes for ample storage. The main bathroom exudes character with its bath/shower, vanity, and stained-glass window, adding a touch of elegance into your daily routine. Step into convenience and comfort with our versatile laundry, featuring direct access to the backyard. It doubles as a convenient second bathroom, boasting a shower and separate toilet for added functionality. Outside, unveil the spacious private studio or fourth bedroom, serviced by the externally accessed second bathroom for utmost convenience. Entertain effortlessly in the expansive alfresco area, complete with a verandah and ceiling fan, perfect for gatherings or peaceful evenings under the stars. The lush gardens and sprawling lawn create a serene backdrop for outdoor leisure, while the shed provides ample storage space for your belongings. Discover the multifaceted benefits awaiting you at the rear of the yard where you have the unique opportunity to nurture your green thumb by cultivating your own vegetables in the allotted space. Embrace the chance to connect with nature, enhance your well-being, and enjoy the fruits (and veggies!) of your labour. Secure three-car parking and extra parking in the driveway, ensuring convenience and security. More than just a house, 7 Erin Street is a sanctuary where heritage charm meets modern living in a peaceful yet convenient locale.

Features We Love:

- Enchanting residence built in 1958, blending modern and heritage styles.
- Generous teenager's studio or private oasis for visiting guests.
- Open-plan kitchen, living, and dining area
- Living area with plantation shutters and gas fireplace
- U-shaped kitchen with modern appliances, ample cabinetry, dishwasher, and bay window.
- Three generously proportioned, carpeted bedrooms with built-in robes
- Main bathroom featuring a bath/shower, vanity, and stained-glass window
- Versatile laundry with direct backyard access, doubling as a second bathroom
- Expansive alfresco area with verandah and ceiling fan for outdoor gatherings
- Lush gardens and sprawling lawn with a shed for ample storage
- Secure three-car parking with additional driveway space

Located in close proximity to some of Adelaide's finest private and public schools, including St Monica's Parish School, Nailsworth Primary, Wilderness School, Blackfriars Priory School, and St Peter's College. Enjoy the convenience of walking to the Broadview Oval leisure precinct, with tennis courts, bowling greens, a recently updated playground, and dog park. A short drive away, explore the pulsing foodie scene and cinema theatre along Prospect Road, or venture just a few minutes into iconic North Adelaide. With several public transport options nearby, including easy access to the CBD, commuting is a breeze. Plus, within minutes' drive, you'll find both Sefton, Northpark & Walkerville Shopping Centres, catering to all your retail needs.

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.

RLA 322799 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 | PORT ADELAIDE ENFIELD Zone | EN - Established Neighbourhood Land | 808sqm (Approx.) House | 354sqm (Approx.) Built | 1958 Council Rates | \$1987 pa Water | \$T903 pq ESL | \$T200 pa