

**85 Branson Avenue, Enfield, SA 5085**

**Boffo**

**Sold House**

Friday, 11 August 2023

85 Branson Avenue, Enfield, SA 5085

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 4**

**Area: 816 m<sup>2</sup>**

**Type: House**

**\$990,000**

Auction Location: On Site Introducing a remarkable opportunity in Enfield - an expansive 816sqm (approximate) allotment boasting an array of impressive features. This property is sure to captivate a broad range of buyers, whether you're looking for property to call home or a fantastic investment opportunity, it is sure to tick all your boxes. The main abode has been thoughtfully updated to offer modern comforts and stylish living throughout. Boasting three spacious bedrooms and two well-appointed bathrooms, this home provides ample space for a growing family or those who appreciate room to move. The tasteful upgrades and attention to detail throughout create a warm and inviting atmosphere, making it an ideal place to call home. In addition to the main residence, this property also features a spacious and self-contained guest house. Offering an additional bedroom, bathroom, kitchen and living area, it presents an excellent opportunity for multi-generational families, designed with privacy and comfort in mind. The standout feature of this home is the massive outdoor entertaining space, perfect for hosting gatherings and creating memorable experiences. With a sparkling swimming pool as the centrepiece, this area is an oasis of relaxation and enjoyment. Whether it's lounging by the poolside or hosting a barbecue, this space is designed to bring people together and provide endless entertainment options. Features that make this home special: - Commodious bedroom one with spacious and modern ensuite + built-in robe - Additional bedroom two and three, bedroom three complete with ceiling fan and built in robe - Main bathroom complete with spa bath and separate shower, plus toilet - Large, light filled lounge with feature window overlooking to neatly manicured front yard - Exceptional open plan dining/family and kitchen space with seamless flow to the outdoor living - Newly updated, modern and breathtaking kitchen with quality stainless steel appliances, gas stove top and inviting butler's pantry - Good sized separate laundry - Solar electrical system with 8.3 kw battery - Large outdoor entertaining space, undercover and perfect for any season - impressive, sparkling inground swimming pool - Self maintained flat with open living, including a lounge, meals and kitchen space - Additional bedroom four with ceiling fan - Bathroom with shower and toilet facilities - Ducted air conditioning throughout - Large carport with room for up to four vehicles, boats or trailers - Extended driveway for additional off street car parking Located in sought after suburb of Enfield, within close distance to North Park and Sefton Park shopping centers plus Main North Road which will take you into the CBD within 8.9km (approximately). Schooling options include Enfield Primary School, Prospect North Primary School, Roma Mitchell Secondary College as well as OLSH College and St Gabriel's School. For further information please contact Tom Chapman on 0477 766 739 or 8269 7711 (office). 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