

**86 Hampstead Road, Broadview, SA 5083**



**House For Sale**

Wednesday, 12 June 2024

**86 Hampstead Road, Broadview, SA 5083**

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 859 m2**

**Type: House**



Paul McIntosh  
0882697711



Taylor Martyn  
0882697711

## Auction \$815,000

Auction Location: On Site This recently updated, stone fronted home is situated on a large 859sqm block (approximately) in a great near City location. Well suited to buyers seeking a property that is ready to move into and has genuine space in the rear yard to live, work or play. Two large sheds will appeal to trades people or business owners looking for excellent storage options and the central location makes it a convenient base to operate from. Buyers may also look to take advantage of the 859sqm block with 15.24m x 56.38 dimensions (all approximately) to explore all opportunities to add value to the site. Recently updated, the home offers a wide entry hall that flows through to the light filled open plan living, dining and kitchen area. Three bedrooms, modern bathroom, separate laundry, timber floors and air-conditioning complete the inside. Step outside and you'll discover a huge, well maintained backyard with a large verandah, allowing you the opportunity to add your personal touch or look at adding a pool for summertime fun (Subject to Council Consent). Additionally offering ample off-street parking with plenty of room for your caravan, boat or trailer as well. Features that make this home special:- 3 good sized bedrooms - Light filled open plan living, dining and kitchen area - Modern white kitchen with stainless steel gas cooktop and oven- Contemporary bathroom with separate bath and shower- Separate laundry - Air conditioning- Rear undercover outdoor entertaining - Expansive lawn area - Secure double length carport with automatic roller door and drive-through access - Double garage with roller door (5.40m x 8.20m approximately)- Large shed with 2 x roller doors (6m x 5.40m approximately)- Two rainwater tanks- 859sqm block (approximately) 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 6kms (approximately) North Adelaide shops, cafes, restaurants and 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