

3/23 Howard Street, Broadview, SA, 5083



Apartment For Sale

Thursday, 10 October 2024

3/23 Howard Street, Broadview, SA, 5083

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Apartment



David Philpott
0883435600



Beverley Philpott
0883435600

Inner City Location - Grab It Before It's Gone!

Located in the desirable inner-city suburb of Broadview, this neat and inviting home is sure to impress. Tucked away in small group of just four units, it's an ideal spot for retirees, investors, or first-time homeowners. With limited availability of inner-city properties, this one is bound to be a hot commodity! Currently leased to January 2025 with tenants who have presented and maintained the property to its high standard that we see.

You're going to LOVE:

- A light-filled formal living area that welcomes you with large, north-facing windows and a decorative mantel
- Two bedrooms, both featuring ceiling fans; the master boasts built-in robes for added convenience
- An updated kitchen with a modern white and timber tones, with adjoining meals area
- A stylish bathroom equipped with a shower, toilet, and vanity, featuring elegant floor-to-ceiling tiles
- Bright, airy spaces enhanced by polished pine floors and natural light throughout
- A separate laundry area for added practicality
- Two reverse cycle split systems for year-round comfort
- A private courtyard, perfect for relaxation or entertaining
- Convenient undercover parking right next to your unit

Just steps away from the lush greens of AJ Shard Park and a quick 5-minute stroll to Narnu Wiira Playground, tennis courts, and the Prospect Petanque Club. Public transport options are easily accessible on both Galway Avenue and Main North Road, making your commute to the CBD a breeze.

Don't miss this exceptional opportunity to secure a fantastic property in this tightly held, leafy suburb. Act fast this one is sure to attract plenty of attention!

SPECIFICATIONS:

CT // 5047/91

Zoning // Established Neighbourhood

Built // 1972

Land // 135sqm

Council // City of Prospect

Council Rates // \$1,523.62 per annum

SA Water // \$165.55 per quarter + ¼ share usage

Body Corporate Manager // Horner Management

Body Corp Fees // \$525 per quarter

Tenancy // Currently leased to January 2025 at \$420pw

DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion.

The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide the market or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection.

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

Please note that any offers submitted prior to Auction will be under Auction conditions. It is the Purchaser's responsibility to seek own legal advice and a Form 3 Cooling-Off Waiver.

If a land size is quoted it is an approximation only. You must make your own enquiries as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquiries and site requirements should be directed to the local govt. authority.

Purchasers should conduct their own due diligence and any information provided here is a guide and should not be relied upon. Development is subject to all necessary consents.

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

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