

**4/18 Beryl Street, Broadview, SA, 5083**

**HARRIS**

**Apartment For Sale**

Wednesday, 14 August 2024

4/18 Beryl Street, Broadview, SA, 5083

**Bedrooms: 3**

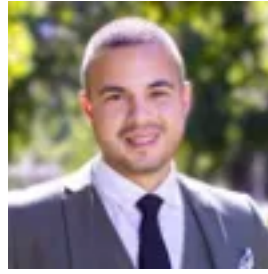
**Bathrooms: 1**

**Parkings: 1**

**Type: Apartment**



Benjamin Tan



Peter Nikas

## **Private, secure and perfect for the lock up & leave downsizer!**

Located in the picturesque, tree-lined streets of Broadview, this delightful home offers the perfect retreat for downsizers who desire a low-maintenance, lock-up-and-leave lifestyle.

The property is part of an exclusive, community-titled group of just four homes, ensuring a close-knit neighbourhood atmosphere. Ideally situated away from the street at the rear of the group, this property offers a peaceful and quiet setting. Security is paramount here, with the residence safeguarded by a remote-controlled and keypad-access gate, making it an ideal choice for those who enjoy long vacations without worrying about their home's safety.

Constructed in 1996, this well-maintained property boasts timeless features, starting with its impressive 2.7-meter high ceilings that create an open and airy ambiance throughout. The flexible floor plan is a standout, offering versatility to suit a variety of living arrangements. The master bedroom is generously sized and includes built-in robes, providing ample storage. The 2-way bathroom is both functional and elegant, featuring a standalone shower and a relaxing bathtub, perfect for unwinding after a long day.

The heart of the home is the well-appointed kitchen, designed for both functionality and style. With ample cabinet space, a 600mm gas cooktop, and an inbuilt wall oven, it's equipped to handle everything from quick meals to gourmet cooking. The adjoining living and dining areas are bathed in natural light, thanks to large windows that enhance the home's warm and welcoming atmosphere.

Newly installed hybrid timber flooring extends throughout the kitchen, living spaces, and central hallway, offering durability and a modern aesthetic. Plush new carpeting in the bedrooms adds a touch of luxury and comfort.

One of the home's highlights is the north-facing, paved rear courtyard. This sun-drenched space is not only low-maintenance but also ideal for entertaining, whether you're hosting a casual barbecue or simply enjoying a quiet morning coffee. The casual living area, which includes a charming bay window, provides a tranquil spot to relax while overlooking the courtyard.

Additional features of this must-see home include:

- A private and secure remote-operated gate for added peace of mind
- A lock-up garage with convenient internal access, perfect for those rainy days
- Brand new flooring throughout, blending style with practicality
- Newly installed reverse cycle split system in the casual living area, ensuring year-round comfort
- Two well-placed toilets, one in the laundry and another in the bathroom, for added convenience
- Kitchen complete with a dishwasher, an inbuilt wall oven and a 600mm gas cooktop, ideal for those who love to cook
- Ample kitchen storage, making it easy to keep your space organised and clutter-free
- A flexible floor plan that can easily be configured as a three-bedroom home or a two-bedroom, two-living area setup, depending on your needs
- A prime location close to public transport, with easy access to the CBD, making commuting a breeze

This charming Broadview home offers a blend of comfort, security, and convenience, making it an excellent choice for those looking to downsize without compromising on quality or lifestyle.

Specifications:

CT / 5392/380

Council / Prospect

Zoning / EN

Built / 1996

Land / 239m2 (approx)

Council Rates / \$1,532pa

Community Rates / \$125.00pq

Emergency Services Levy / \$117.25pa

SA Water / \$179.21pq

Community Rates / \$125pq

Estimated rental assessment / \$550 - \$595 per week / Written rental assessment can be provided upon request

Nearby Schools / Nailsworth P.S, Hampstead P.S, Roma Mitchell Secondary College

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