

1/6-8 Robert Avenue, Broadview, SA 5083

House For Sale

Tuesday, 25 June 2024

1/6-8 Robert Avenue, Broadview, SA 5083

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Gerry Manning
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Contact Agent

Watch the video for a better viewing experience. Charming Character Cottage on Lush & Leafy Garden Allotment

Perfectly positioned on a manageable lush and leafy garden allotment, this solid brick cottage features 2 spacious bedrooms and open plan living across a thoughtfully renovated design where generous carport space and verdant gardens enhance the contemporary décor to provide a comfortable and serene space for your daily living. An impressive sandstone frontage welcomes us as we enter the home to where timber floors, high skirtings, high ceilings, art deco cornices, sash windows and solid timber doors create a refreshing character ambience across a delightful renovated layout. Relax in comfort in style in a large open plan living/dining room complete with a stylish modern kitchen seamlessly integrating. Cook in comfort with contemporary amenities including stainless steel appliances, tiled splash backs, crisp modern cabinetry, wide sink with filtered water, large pantry and stone look bench tops. The home offers 2 spacious bedrooms, both double bed capable, both with air-conditioners, quality carpets and built-in robes. The master bedroom features a ceiling fan for your personal comfort. A bright main bathroom with shower over bath and wide vanity combines with a traditional laundry and separate toilet to offer modern wet areas. Step seamlessly from the dining room to a spacious rear verandah overlooking a lush lawn covered private yard where there is plenty of space for the kids to run play. A two-car tandem carport with auto roller door will securely accommodate two family cars and there is ample outdoor storage with a small shed and plenty of extra carport space. Further off street parking is also available for guests. If you love character residences and the charm of yesteryear decor, but don't want the hassles of a large allotment then this delightful renovated bungalow could be just the ticket for you.

Briefly:

- * Charming character cottage on lush and leafy garden allotment
- * Sandstone frontage and solid brick construction
- * Generous open plan living and 2 spacious double size bedrooms
- * Timber floors, high skirtings, high ceilings, art deco cornices, sash windows and solid timber doors
- * Stylish modern kitchen seamlessly integrated within the living space
- * Kitchen offering stainless steel appliances, tiled splash backs, crisp modern cabinetry, wide sink with filtered water, large pantry and stone look bench tops
- * Both bedrooms with quality carpets, air-conditioners and built-in robes
- * Master bedroom with ceiling fan
- * Bright main bathroom with shower over bath and wide vanity
- * Traditional laundry and separate toilet
- * French doors from the dining room to alfresco verandah
- * Alfresco verandah overlooking generous lawn covered backyard
- * Two-car tandem carport with auto roller door
- * Handy garden shed

Perfect opportunity for both homebuyers and investors. Located conveniently close to all desirable amenities in a vibrant family friendly area. Greenacres and Northpark Shopping Centres, Regency Plaza and Sefton Plaza are all close by for your weekly shopping requirements. Nearby unzoned local schools are Prospect North Primary, Enfield Primary & Hampstead Primary, while the local zoned high school is Roma Mitchell Secondary College. Prestigious private schools in the area include Our Lady of the Sacred Heart School, Heritage College & Cedar College. This property represents outstanding value in highly rated Broadview. Investors and homebuyers be sure to inspect!

Specifications: CT Reference / 5864 / 327 Council / City of Port Adelaide Enfield Zone / General Neighbourhood Year Built / 1950 Land Size / 416 m² approx Council Rates / \$1042.60 per annum SA Water Rates / Supply \$74.20 & Sewer \$79.50 per quarter + usage Emergency Services Levy / \$117.25 per annum Community Fees. Admin Levy \$255.36 / Sinking Fund \$72.88

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Disclaimer: If a land size is quoted it is an approximation only. You must make your own enquiries as to this figure's accuracy. Professionals Manning Real estate 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. RLA 281289