

**29 Broadway, South Brighton, SA 5048**



**Sold House**

Tuesday, 19 March 2024

29 Broadway, South Brighton, SA 5048

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 626 m2**

**Type: House**



Karen Millard

0418892835

## Contact agent

Welcome to 29 Broadway, ready to become your coastal haven in South Brighton - just a short 4-minute drive from the iconic Brighton Beach. This 4-bedroom gem in the rough is tailor-made for families yearning for the perfect blend of comfort and seaside living. 2 minutes from the park, kindy and tennis courts. As you step inside, the expansive living room beckons, offering the ideal space for both lively gatherings and serene relaxation. The kitchen is spacious and well-equipped with ample cupboard space, a generous breakfast bar, stainless steel appliances, and a convenient gas stovetop, and servery to the outdoor entertaining area. The four bedrooms are spacious with one including a built-in robe for practical storage. The Master bedroom boasts a walk-in robe and an ensuite for that touch of privacy, while the main bathroom features a separate shower and a bathtub, creating the perfect retreat for unwinding after a long day. Step outside onto the large verandah area, an entertainer's paradise. Enjoy gatherings with friends and family or watch the kids play on the spacious grassed area. An in-ground swimming pool is currently disused. Additional features include split system air conditioning, a shed for additional storage, solar panels for energy efficiency, and convenient driveway parking space. Located a short distance from Jetty Road Brighton, you'll find yourself surrounded by vibrant cafes, restaurants, and local boutiques. Westfield Marion is just a short drive away, and the proximity to Flinders University and Medical Centre (10-minute drive) adds to the convenience. The Brighton Train Station, only a 3-minute drive away, ensures quick and easy access to the CBD. Families will appreciate the zoning to Seaview High School, making 29 Broadway the epitome of family-friendly coastal living. What we Love:

- Spacious living room for entertaining
- Kitchen with large breakfast bar and stainless steel appliances
- Gas stovetop for cooking
- 4 bedrooms, one with a built-in robe
- Master bedroom with ensuite and WIR
- Main bathroom with separate toilet and bathtub
- Expansive verandah for outdoor entertaining
- Generous grassed area
- Disused In-ground swimming pool
- Split system air conditioning
- Convenient shed for additional storage
- Solar panels for energy efficiency
- Driveway parking space
- Short 4-minute drive to Brighton Beach
- Proximity to Jetty Road Brighton's cafes and restaurants
- Nearby Westfield Marion for shopping
- 10-minute drive to Flinders University and Medical Centre
- 3-minute drive to Brighton Train Station for easy CBD access
- Zoned for Seaview High School

Auction: Saturday, 6th April 2024 at 10:00am (USP) Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 742 Anzac Highway, Glenelg, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.