

31 Collingrove Avenue, Broadview, SA, 5083



House For Sale

Saturday, 31 August 2024

31 Collingrove Avenue, Broadview, SA, 5083

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House

Under Instructions From The Public Trustee

Auction Location: on site

Easy Living, Wonderful Location

Built in 2006, this single level 3 bedroom home with open living/dining and separate formal lounge is perfect for downsizers, new families or those wanting to break into the market. Clean and crisp colour tones, ceramic tiles throughout the living zones and enough rear yard make this just right for the kids, grandkids or the four legged family members.

The master bedroom features a walk in robe and ensuite. Bedrooms two and three are separated by the main bathroom which features a bath.

The modern kitchen with breakfast bar overlooks the open living dining area and the rear yard. The laundry continues from the kitchen, doubling up as a butlers pantry or second prep area if required.

Outside, a paved pergola area caters for the Sunday BBQs. Enough lawn to play and a sectioned off area for tools and a garden shed. A yard that's more than enough, but not too big, just right.

The home is perfectly positioned across from the Prospect/Broadview Bowling Club and Broadview Oval. All your shopping and eateries within striking distance.

Quite simply, ticking all the right boxes!

AUCTION: Thursday, 5th September at 12:30pm, on site.

CT: Volume 5889 Folio 21

Council: City of Prospect

Council Rates: \$1,864.60 per annum (approx)

Water Rates: \$203.00 per quarter (approx)

Land Size: 441 square metres (approx)

Year Built: 2006 (approx)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Nick Ploubidis to find out more about this service.

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

- (A) at the office of the agent 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.