

32 Erin Street, Broadview, SA, 5083



House For Sale

Monday, 23 September 2024

32 Erin Street, Broadview, SA, 5083

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: House



Paul McIntosh
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Torrens Titled. Low Maintenance Living in Prime Location!

This Torrens Titled, 1990 built colonial style home has recently been rejuvenated throughout and represents an outstanding opportunity to secure an affordable stand-alone home in an increasingly tightly held and prestigious area.

Positioned on a 381sqm (approximately) corner block in a peaceful tree lined street it offers spacious, private, low maintenance living with 2 good sized bedrooms, light filled lounge, brand new kitchen and a sparkling bathroom. The full width rear verandah and secure garage with auto roller door completes the offering.

Well suited to first home buyers, downsizers, families looking to be in the exclusive Nailsworth Primary School zone and investors. This one should definitely be on your inspection list!

Features that make this home special:

- Main bedroom with BIR's, direct access to bathroom and sliding door access to rear yard
- Good sized 2nd bedroom with BIR
- Spacious entry with built in cupboard
- Light filled lounge
- Dining room with sliding door leading to the side porch
- Brand new kitchen with ample bench and cupboard space
- Sparkling 3-way bathroom with separate shower and bath + separate toilet
- Separate laundry with built in cupboards and external access to rear yard
- Gas space heater and ducted evaporative cooling
- Full width rear verandah and paved entertaining area
- Garden Shed
- Single garage with automatic roller door and rear roller door for rear yard access
- Fully fenced front and rear yards
- Low maintenance gardens
- 381 sqm corner block (approximately)
- Torrens Titled
- Zoned Nailsworth Primary School

Short walk to the bus on Galway Ave and to the sensational Broadview Oval leisure precinct. Minutes' drive away from Walkerville Terrace Shopping Centre and Northpark Shopping Centre. 6km's to the CBD and Adelaide Oval (approximately).

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The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at our office located at 78-80 North East Road, Walkerville 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.

RLA 313174