

**4B French Street, Broadview, SA 5083**



**House For Sale**

Wednesday, 10 July 2024

4B French Street, Broadview, SA 5083

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 459 m2**

**Type: House**



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## Offers Close By Monday 29th July 2024 at 5pm

This sensational 2020 Regent Homes built property is situated in a tightly held pocket of Broadview, immediately adjacent Collinswood and Nailsworth. Torrens Titled and on 459sqm\* of fully landscaped gardens, it provides a luxurious, low maintenance lifestyle in a great near city location. The versatile layout provides a spacious master bedroom with stunning ensuite and grand walk-in robe. There are two additional bedrooms providing built in robes and desks, while a home theatre room could also be utilised as a valuable fourth bedroom. A highlight is the North facing, light filled open plan living space with feature gas fireplace, that flows out through double stacker doors to a covered alfresco entertaining area and built in kitchen. Adjacent is a sparkling inground swimming pool connected to a all-weather heat pump. A deluxe farquhar kitchen completes with Caesarstone benchtops, quality SMEG appliances and convenient butler's pantry/laundry. This is an immaculately presented, modern luxury home that you can move into straight away. Make sure you don't miss out! Features that make this home special:- Master bedroom with grand walk-in robe and stunning ensuite featuring floor to ceiling tiling - Two additional bedrooms with built in robe/cupboard; bedrooms two and three with built-in desks- Home theatre or valuable fourth bedroom - Light filled open plan living with feature gas fireplace- Dual glass stacker doors seamlessly connecting to the alfresco entertaining- Farquhar kitchen with caesarstone benchtops, SMEG appliances and built-in wine storage- Dining space with garden aspect- Three-way main bathroom, featuring floor to ceiling tiling and full width bath niche- Convenient powder room with third toilet- Daiken ducted reverse cycle air conditioning with zoning function- Security system- Energy saving 9-watt LED downlights throughout - 6.6kw solar electrical system- Instant gas hot water system- Large laundry with floor to ceiling built-in cupboards and external access to the rear yard- Tiled alfresco outdoor entertaining with ceiling fan and built-in kitchen - Sparkling inground swimming pool with glass fencing, decking lounge area and heat pump- Beautifully manicured front and rear yard with lawn area- Irrigation system front and rear- Outdoor shed in rear yard with roller door access (8m x 3.90m)- Rainwater tank- Double garage with built-in cupboard, 2 pack epoxy flooring and auto panel lift door- Internal access from garage and external roller door leading to the rear yard- Remote controlled front sliding gate- Exposed aggregate driveway, paths and around swimming pool- 459sqm block (approximately)- Torrens Titled- Zoned to Nailsworth Primary School- Close proximity to some of Adelaide's best private schools and universities\*approximately Easy access to public transport options. Minute's walk to the Broadview Oval leisure precinct. Short drive to multiple shopping centres including the Walkerville Centre, Sefton Plaza and Northpark Shopping Centres. All this and less than 6kms (approximately) to the City, North Adelaide shops, cafes, restaurants and to the City Riverbank entertainment area including Adelaide Oval. All information contained herewith, including but not limited to the general property description, price and the address, is provided to Boffo Real Estate by third parties. We have obtained this information from sources we believe to be reliable; however, we have not verified and do not guarantee its accuracy. The information contained should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.RLA 313174