

**6 Broughton Place, Salisbury, SA, 5108**

**House For Sale**

Wednesday, 25 September 2024

6 Broughton Place, Salisbury, SA, 5108

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## A Charming Retreat!

Proudly presented by Matt Ashford and Harris Real Estate, this delightful three-bedroom home at 6 Broughton Place offers the perfect blend of comfort and convenience.

Freshly painted throughout and featuring new window treatments, this residence is move-in ready and radiates a warm, inviting atmosphere.

With polished floorboards enhancing its charm, the spacious front lounge provides an ideal space for relaxation or entertaining guests.

The heart of the home is the well-kept combined kitchen and meals area, designed for functionality and ease. It boasts ample storage with overhead cupboards and a freestanding oven, making it a delight for any home chef.

Each of the three generously sized bedrooms comes equipped with built-in robes, ensuring plenty of space for your belongings while maintaining a streamlined aesthetic. Centrally located to the bathroom, the layout is both practical and accommodating for family living.

Step outside to discover a beautifully maintained backyard that's perfect for outdoor enjoyment. Adorned with vibrant rose bushes, the area features a shaded pergola, ideal for alfresco dining or relaxing with a book. A small garden shed provides additional storage for gardening tools or outdoor equipment, making this space as functional as it is picturesque.

More features you're sure to love:

- Solar system to help keep your bills down
- Near new electric hot water system
- Wall mounted reverse cycle air conditioning in the lounge
- Single lock up carport plus ample off street parking

Situated just a short walk from Hollywood Plaza, local schools, and public transport, this property is perfectly located for families and professionals alike. Don't miss the opportunity to call this lovely home your own. Contact Matt Ashford today to arrange a viewing and experience all that 6 Broughton Place has to offer!

Specifications:

CT / 5029/456

Council / Salisbury

Zoning / GN

Built / 1977

Emergency Services Levy / \$99.95 pa

Strata Fee / \$415.22pq

Estimated rental assessment: \$425 - \$460 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Riverdale P.S, Paralowie School, Salisbury Downs P.S, Salisbury North P.S, Salisbury H.S

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