

8 Francis Avenue, Broadview, SA, 5083

House For Sale

Friday, 30 August 2024

8 Francis Avenue, Broadview, SA, 5083

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House

Stunning Family Home in Premier Pocket

Situated in the sought-after Broadview estate, this spacious family home, built by Rivergum Homes, is a rare find. Positioned on a generous 700sqm (approx.) of rectangular land, it's perfect for families who value a large backyard. The outdoor spaces are exceptional, with a swimming pool providing endless enjoyment. The Spacious pergola, equipped with a barbecue area and bar, creates an ideal space for entertaining and alfresco dining. The backyard features extensive concrete paving, ensuring low maintenance while offering plenty of space for outdoor activities and enjoyment.

Property Features:

- 4 Bedrooms, 2 Bathrooms
- Master with WIR and full Ensuite
- 2 main living areas with formal dining and Bar
- The entrance and main living area feature high ceilings, creating an open and grand atmosphere.
- Above-ground Pool surrounded by decking including solar heating
- Secure Double Garage with ample storage space
- 700sqm (approx.) of rectangle land
- Prime Location with Unmatched Convenience
- Separate above-ground spa
- Ducted reverse cycle heating and cooling
- 13 kw Solar save your electricity
- Solar Heated Pool

Minutes away from Shopping centres, parks, Café, Restaurants as well as top-rated public and private schools, this property is a fantastic opportunity for families or investors looking to make a smart move in a thriving community. For more information, inspection times, or to make an offer, don't hesitate to get in touch with our agents Paras Doshi 0433 161 400.

Year Built / 2008 (approx.)

Land Size / 700sqm (approx.)

Frontage / 16.6m (approx.)

Zoning / GN-General Neighbourhood

Local Council / City of Port Adelaide Enfield council

Council Rates / \$1814.70 (Approx.)

Water Rates I \$226.33 (Approx.)

Es Levy / TBA

Estimated Rental TBA

Title / Torrens Title 1578/116 I LOT 84 DP 3259

Easement(s) I NIL

Encumbrance(s) I NIL

Total Building I 309 sqm (approx.)

Living I 165sqm (approx.)

NB: The information provided here is approximate and deemed reliable but not guaranteed.

VENDOR STATEMENT: The vendor's statement (FORM-1) may be inspected at our office for 3 consecutive business days immediately preceding the Auction; and at the Auction for 30 minutes before it gets under way. Should you like to view these documents electronically I will be happy to email you a copy of the FORM-1 Vendor Statement during the advertising campaign at any time.

Disclaimer: The information provided above has been sourced from what we deem reliable channels. Nonetheless, we

cannot assure the absolute accuracy of this information, nor do we assume liability for its precision. Prospective parties are encouraged to conduct their own investigations and assessments to ascertain the veracity of this information for their specific needs. Furthermore, please note that the images presented are purely for illustrative and design purposes, and may not accurately depict the final product or finishes.