

9 Blamey Avenue, Broadview, SA 5083



House For Sale

Wednesday, 26 June 2024

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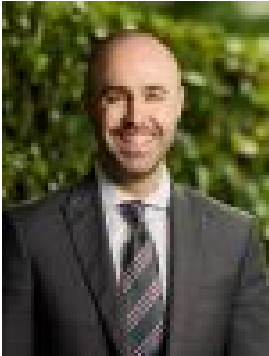
Bedrooms: 3

Bathrooms: 1

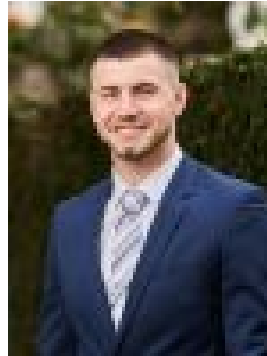
Parkings: 2

Area: 674 m2

Type: House



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Auction On-Site Saturday 13th July 4PM (USP)

Welcome to 9 Blamey Avenue, Broadview, the perfect opportunity for first home buyers, renovators, developers, and investors. This charming 3-bedroom, 1-bathroom home with ample parking is brimming with potential. Step through the double front doors into a wide hallway that sets the tone for the spacious layout. On your left, you'll find a light-filled living area featuring a split system air conditioner for year-round comfort. The combined kitchen and dining area is ready to be transformed into your dream culinary space. Both Bedrooms 1 and 2 are generously sized and equipped with ceiling fans, ensuring a comfortable night's sleep. While the original bathroom awaits your creative touch, the rest of the home offers plenty of opportunities for your personal touch. Outside, the enclosed verandah provides a perfect spot for alfresco entertaining, overlooking a large, grassy backyard with easy-to-maintain gardens. Whether you're hosting a summer barbecue or enjoying a quiet evening, this outdoor space is ideal. The property also includes a single garage with an attached workshop, a single carport, and additional off-street parking in the driveway, catering to all your storage and parking needs. Located in close proximity to some of Adelaide's finest private and public schools, including St Monica's Parish School, Nailsworth Primary, Wilderness School, Blackfriars Priory School, and St Peter's College. Enjoy the convenience of walking to the Broadview Oval leisure precinct, with tennis courts, bowling greens, a recently updated playground, and a dog park. A short drive away, explore the pulsing foodie scene and cinema theatre along Prospect Road, or venture just a few minutes into iconic North Adelaide. With several public transport options nearby, including easy access to the CBD, commuting is a breeze. Plus, within minutes' drive, you'll find both Sefton, Northpark & Walkerville Shopping Centres, catering to all your retail needs. Don't miss the chance to make 9 Blamey Avenue your own. This property offers endless possibilities for those looking to invest in a home with great bones and a fantastic location.

Auction Pricing - In a campaign of this nature, our clients have opted to not state a price guide to the public. To assist you, please reach out to receive the latest sales data or attend our next inspection where this will be readily available. During this campaign, we are unable to supply a guide or influence the market in terms of price.

Vendors Statement: The vendor's statement may be inspected at our office for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it starts.

RLA 322799 Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/ purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign.

Property Details: Council | PORT ADELAIDE ENFIELD Zone | GN - General Neighbourhood \\ Land | 674sqm (Approx.) House | 181sqm (Approx.) Built | 1954 Council Rates | \$TBC pa Water | \$TBC pq ESL | \$TBC pa