

**3/298-300 Prospect Road, Prospect, SA 5082**

**Boffo**

**Townhouse For Sale**

Wednesday, 3 July 2024

3/298-300 Prospect Road, Prospect, SA 5082

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 192 m2**

**Type: Townhouse**



**Bligh Tressider**  
0882697711



**Graeme Brown**  
0882697711

## **Auction \$695,000**

**Auction Location: On Site** This modern two level, low-maintenance abode presents a perfect blend of privacy and convenience. Set within a gated community titled complex, located at the rear of the group, you will experience the very best in city fringe living. Step inside and you will be greeted to a light filled, open plan living, dining and kitchen area that flows to the pergola and private low maintenance rear yard. Three bedrooms are located on the upper level, serviced by a central bathroom and ensuite. A separate laundry, additional toilet on the ground level and a secure double carport completes this humble home. Your new home boasts an enviable location within a short distance to an abundance of cafes, restaurants, boutique shopping and entertainment located on Prospect Road. Whether you are looking for a home to live in within this in demand area or searching for a quality investment property, then this stylish residence could be the one for you. Features that make this home special: Upper level comprising of: - Master bedroom with walk-in robe, ensuite and direct access to balcony - Two additional good sized bedrooms, both complete with built-in robes - Main bathroom with separate bath and shower, double vanity, lots of storage and floor to ceiling tiling - Linen cupboard - Ducted reverse cycle air conditioning Lower level comprising of: - Open plan living, kitchen and dining area - Modern kitchen boasting stainless steel appliances, double sink, dishwasher, and breakfast bar and overhead cupboards- Separate laundry- Valuable third toilet for added convenience - Under stair storage - Ducted reverse cycle air conditioning- Pergola, perfect for outdoor entertaining - Double carport with roller door - Currently tenanted for \$475/week until December 2024 Additionally close by to public transport options, reserves and several Shopping Centres including Northpark Shopping Centre, Sefton Plaza and Churchill Centre. Zoned for both Adelaide High and Adelaide Botanic High Schools. Local schools such as Prospect North Primary and Our Lady of the Sacred Heart School are all easily accessed in the immediate area. 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. 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