

2/11 Myponga Terrace, Broadview, SA 5083



Unit For Sale

Wednesday, 22 November 2023

2/11 Myponga Terrace, Broadview, SA 5083

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Type: Unit



Simon Kent

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\$499,000 - \$548,000

Situated in a well-maintained small group of 5, this home makes for a fantastic opportunity for a range of different buyers in the ever popular Broadview! Enjoy living in or renting out this perfectly positioned spacious 2 bedroom low maintenance home that is sure to impress. Positioned in the high growth suburb of Broadview, a super convenient location being surrounded by everyday lifestyle amenities including schools, shops and public transport you'll be spoilt for choice! Walkerville Shopping Precinct just 2kms away boasting many popular lifestyle stores, fresh food and grocery shops. There are many recreation facilities in the area with a hop skip and a jump from picturesque Broadview Oval which is perfect for those who enjoy getting out and active whilst also being just 6kms away from the Adelaide CBD. The front of the property leading you into the spacious light filled living room, sit back and relax in this space basking in the peace of your new home! Moving into the dining room directing you into the kitchen space, with ample storage fit with electric cooktop, oven and dishwasher. The property is fit with a separate laundry space as well as bathroom and W/C, the bathroom fit with a full sized bath and shower. Two spacious bedrooms, one with a built in robe. At the rear of the property you will find a private outdoor courtyard... Key Features:- Light filled primary bedroom with outlook views complete with built-in robes, split system A/C, and ceiling fan- Bedroom 2 of good size, with split system A/C and ceiling fan- Gourmet kitchen with ample bench space, sleek splashback with contemporary design cabinetry, electric cooktop, rangehood, electric oven and dishwasher- Open plan dining and casual living area- Modern bathroom with bath, separate shower, finished with vanity and quality fixtures- Good size laundry room with side access- Spacious living that seamlessly connects- Fully fenced and secure private courtyard- Split system reverse cycle heating & cooling- Immaculately presented throughout- Single garage parking with automatic roller door plus rear access Other Features:- Floating timber main flooring throughout with premium carpet to bedrooms- Contemporary window treatments- NBN ready- LED downlights and neutral colour tones throughout! It's all here! Ideally located to multiple transport options, the location of this home is sensational a short drive to the cosmopolitan lifestyle with cafes, restaurants, entertainment and shopping that North Adelaide has to offer. Enjoy the convenience of minutes' drive to Walkerville shopping centre and within close proximity to some of Adelaide's best public and private schools, while only 6kms from the Adelaide CBD! Welcome to 2/11 Myponga Terrace, Broadview! ***Currently tenanted at \$490.00 per week until 22/07/2024*** Specifications: Council: City of Prospect Built: 1986 Council Rates: \$1,469.93 (approx.) per annum SA Water Rates: \$142.06 (approx.) per quarter ES Levy: \$116.50 (approx.) per annum Strata Rates: \$441.00 (approx.) per quarter Rental Potential: \$490 - \$510 per week (approx.) Speak to Ray White West Torrens Property Management about managing this property! On behalf of Ray White West Torrens, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed and all interested parties should view the property and seek independent advice. For further information contact Simon Kent on 0488 441 848