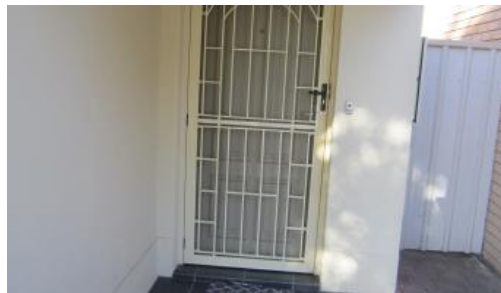




## Broadview



## INVESTORS PLATINUM CHOICE..

Currently leased @ \$415 per week until 20th January 2023.

Impressive courtyard, Torrens titled residence in a demand location which offer the fussy buyer's value, quality and features that tick all the boxes with the bonus of being close to the city for investors seeking to capitalize on an area with strong capital growth.

Invited in by the impressive street appeal is only the start.

The deluxe gourmet kitchen/meals offers electric/gas oven, hotplates, range hood, dual sink, breakfast bar, pantry all overlooking a relaxing spacious family room.

The sleeping quarters are well catered for with 3 generous bedrooms, main with ensuite and walk in robe, also has mirrored built in robes in bed 2 & 3.

The reverse cycle ducted air conditioner will provide all year comfort throughout the home.

Exterior benefits include paved driveway and paths, double garage under main roof remote roller door with internal access, private and secure 362m2 allotment.

Simply a home you must consider.

Strictly by appointment only

Specifications

CT -5939/653

3 2 2

**Price**

**SOLD**

**Property Type**

Residential

**Property ID**

1513

### Agent Details

Romeo Riccio - 0412 846 021

### Office Details

SALISBURY

42 Ann Street Salisbury SA 5108

Australia

08 8281 4999



Council – City of Port Adelaide/Enfield

Zoning – R1

Built – 2006

Land – 362m<sup>2</sup>

Building – 130m<sup>2</sup>

Council Rates – \$1082.95 pa

SA Water – \$199.83 pq (exc usage)

ESL – \$128.10 pa

No Easements / No Encumbrances

Strictly by appointment

For further enquiries call Romeo Riccio direct on 0412 846 021

LARCOR Real Estate, 42 Ann Street, Salisbury SA 5108

RLA154447

Disclaimer: All information provided (included but not limited to the properties land size, floor plan and floor size, building age and general property description) has obtained been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own inquiries and obtain their own legal advice.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.