

**4/12 Robert Avenue, Broadview, SA, 5083**



**Unit For Sale**

Thursday, 28 November 2024

4/12 Robert Avenue, Broadview, SA, 5083

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Unit**



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## Charming Unit, Prime Location

Nestled in the highly sought-after suburb of Broadview, just 7km from the heart of Adelaide's vibrant city, this impeccably maintained home unit presents the perfect blend of modern upgrades and a generous land size. Located in a small, secure group of just four units, this property offers both privacy and convenience, making it a rare find for those seeking a low-maintenance yet spacious home. With easy access to grocery stores, shopping centres, and public transport, you'll enjoy the best of both worlds.

This delightful unit features two generous bedrooms, a stylish and well-appointed kitchen, and a bright, open-plan living/dining area perfect for relaxed living. The large, secure backyard is an entertainer's dream, complete with an auto watering system and ample space for children to play or for hosting family BBQs. The addition of a lock-up tool shed ensures there's always room for storage, and with a secure carport and extra parking space, convenience is at the forefront of this property.

### Key Features:

- Small group of 4 units
- Two spacious carpeted bedrooms with ceiling fans, bedroom 1 with built-in wardrobes
- Modern kitchen with tiled splashback, 4-burner gas cooktop, dishwasher & breakfast bar
- Open-plan living/dining area featuring a split system air-conditioner & ceiling fan
- Low-maintenance backyard with auto watering system
- Large rear paved courtyard
- Large powered secure lock up shed (4.8x3m)
- Electric back gate for enhanced security & privacy
- Secure, private carport plus additional parking

Broadview is a charming and well-connected suburb, offering a peaceful yet highly convenient lifestyle. Residents enjoy a mix of established homes and green spaces, with schools, shops, and cafes all within easy reach. The suburb's proximity to the city and access to major roads makes it an ideal choice for those who value both privacy and convenience. Whether you're a first-time buyer, a young family, or someone looking to downsize, this unit offers an exceptional opportunity to secure a comfortable home in one of Adelaide's most desirable locations.

To place an offer on this property, please complete this Letter of Offer form <https://forms.gle/2P3oovTaZZ7VdYjS6>

**Disclaimer:** Neither the Agent nor the Vendor accepts any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and is advised to enquire directly with the agent to review the certificate of title and local government details provided with the completed Form 1 vendor statement.

\*\*\*Regarding price. The property is being offered to the market by way of Auction, unless sold prior. At this stage, the vendors are not releasing a price guide to the market. The agent is not able to guide or influence the market in terms of price instead providing recent sales data for the area which is available upon request via email or at the open inspection\*\*\*

"The vendor statement may be inspected at 129 Port Road, Queenstown for 3 consecutive days preceding the auction and at the auction for 30 minutes before it starts."