

**6/43 Howard Street, Broadview, SA, 5083**



**Unit For Sale**

Wednesday, 13 November 2024

6/43 Howard Street, Broadview, SA, 5083

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Unit**

## Charming Two-Storey Unit with Spacious Backyard

Discover a rare opportunity with this charming two-storey unit at 6/43 Howard Street, Broadview, featuring a spacious backyard and low-maintenance front courtyard.

Step onto the welcoming porch and through the front door to find a light-filled living area that sets a relaxing tone. The kitchen is designed for functionality with ample bench and storage space, plus quality appliances.

Upstairs, two bedrooms await, both with reverse cycle air conditioners, ceiling fans and built-in robes. The master bedroom also enjoys the added touch of a balcony, perfect for quiet moments. The bathroom is neat and tidy, complete with a vanity and bath/shower combination.

Outside, a verandah offers a delightful setting for outdoor entertaining, while the spacious backyard with grassy lawns and low-maintenance gardens enhances the appeal of this property. Additional conveniences include a generous garden shed for storage and a dedicated single carport

Nestled in a prime city-fringe location, this unit is surrounded by local cafés, shopping precincts, and the lively Prospect Road, perfect for Friday night dinners or weekend movies. In just a five-minute drive, you'll find yourself in North Adelaide, with the CBD's East End just a little further. Broadview Oval is within a short stroll, providing a green space to unwind or keep fit. Enjoy popular cafés, takeaway eateries along North East and Main North Roads, and easy access to Sefton Plaza, Target, and Northpark Shopping Centre for everyday needs. Whether by car, bus, or bike, reaching the CBD is a breeze in under 10 minutes.

\*Leased for \$370 per week until April 2025\*

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 | PROSPECT

Zone | EN - Established Neighbourhood

Land | 265sqm(Approx.)

House | TBCsqm(Approx.)

Built | 1972

Strata | \$628pq

Council Rates | \$TBC pa

Water | \$TBC pq

ESL | \$TBC pa