

Sold



64 Collingrove Avenue, Broadview



## Style, Sophistication & Quality

UNDER OFFER - Offers closing 12.30pm Tuesday, 13th July 2021

Form, function and vision are at the forefront of this single storey Torrens title near new home in sought after Broadview. Oozing style, sophistication and plenty of space this 3-bedroom, 2-bathroom home with good size garage and low maintenance allotment will not disappoint. The contemporary front façade with meticulous front yard provides a glimpse of the unsurpassed quality that shines throughout this beautiful home.

At first glance be greeted by a wide hallway complete with high ceilings, square set cornices, downlights and quality floorboards, leading to a large open plan kitchen,

3 2 2

250 m2

**Price** SOLD for  
\$750,000

**Property Type** Residential

**Property ID** 190

**Land Area** 250 m2

### Agent Details

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### Office Details

SA Listings  
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family and meals area. The kitchen includes ample overhead and under-bench cabinetry, a generous pantry, quality appliances and a feature mirror splashback. This contemporary kitchen incorporates a stunning island bench complete with a generous size breakfast bar with ceaserstone benchtop. Appliances include a gas cooktop, Smeg electric oven, built-in dishwasher and microwave provision. The finishes are well considered, from the beautiful flexible sink tap with filtered water, to the modern pendant lights over the island. Entertain in style, with the meals area easily accommodating a table for 8 plus the family room adjacent. The family room provides plenty of space for families to congregate and celebrate with direct connection via glass sliding doors to the alfresco area under main roof complete with quality tiles.

The master wing of the home includes wall to wall mirrored robes and custom high-end window furnishings, including double roller blinds allowing light to filter in during the day or total block-out for the evening. Servicing the master suite is a quality ensuite with floor to ceiling tiles, floating vanity with stone bench-top, 3-in-1 heat, light and exhaust plus a large contemporary shower. The master suite, complete with quality grey carpet, provides a pleasant retreat after a busy day.

Bedrooms 2 and 3 are both well-proportioned and include built-in-robes, custom window furnishings and quality carpets throughout. The family bathroom and separate toilet is centrally located, providing easy access for the whole family. The family bathroom includes floor to ceiling tiles, a full-size bath, floating vanity with stone bench top, 3-in-1 heat, light and exhaust plus a large shower.

Making the most of this allotment, this property includes a low maintenance rear yard complete with manicured gardens, aggregate concrete pathways, plumbed

rainwater tank, irrigation and a thriving passionfruit espalier tree. The property can easily accommodate 2 cars comfortably on-site and the garage provides for ample storage space with wall to wall built-in-robos.

Additional features include:

- Ducted heating and cooling throughout
- Automatic panel lift garage door with secure direct entry
- Quality contemporary carpets to bedrooms
- Quality floorboards throughout the main living zones
- Down-lights to open plan living
- Two double linen cupboards to hall
- Built-in-cupboards & stone benchtop to laundry
- Instantaneous gas hot water system
- Security system
- Custom window furnishings throughout
- Eaves to exterior of home
- 2.7m high ceilings
- 2.4m high internal and external doors
- Security doors
- Roller shutter to kitchen window

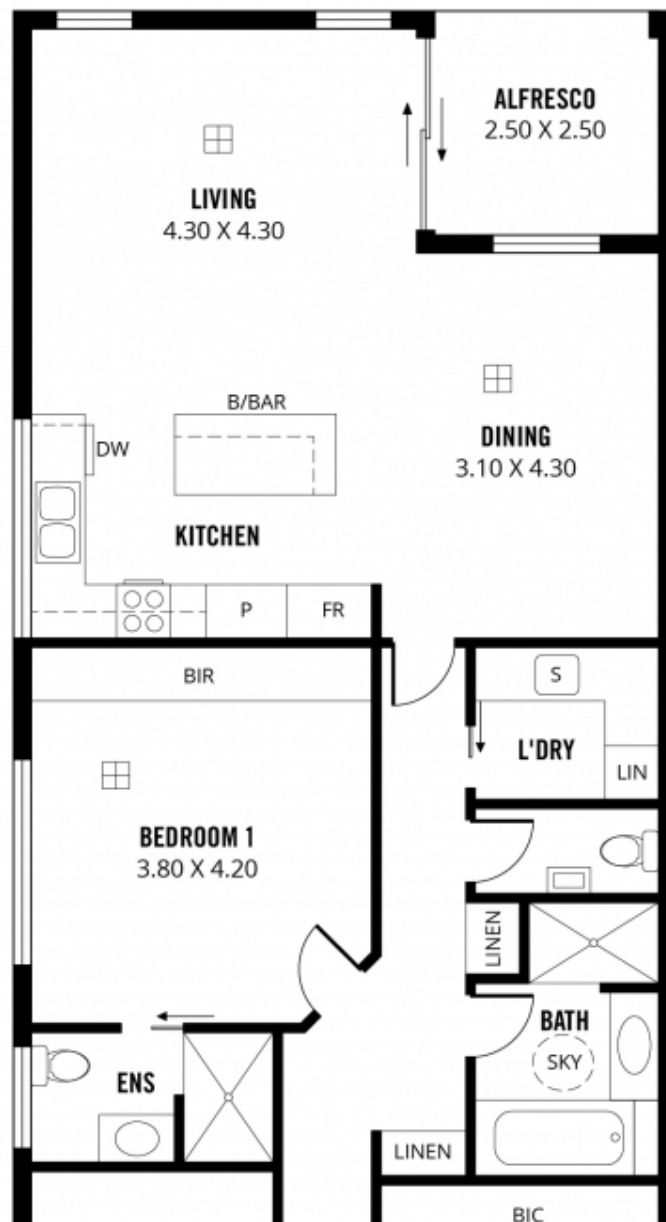
Located in tightly held Broadview, in a beautiful tree-lined street and only 5kms to the Adelaide CBD with public transport, shops and all amenities nearby, this home provides accessible low maintenance living. For those with children, the property is surrounded by quality schools, making it difficult for parents to choose! Enjoy the vibrancy of this cosmopolitan area with shopping centres and cafes abound or walk to the nearby Broadview oval to kick the footy or walk the dog. For those looking to downsize and keep active, the local bowls and tennis club is just down the road. This home offers style, sophistication and quality for those searching for a near new build with no work required, just move in and enjoy!

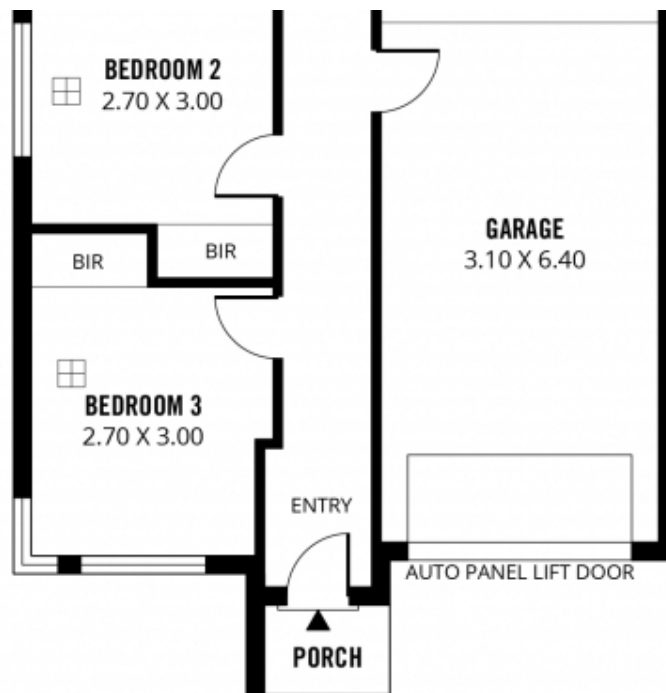
## SA LISTINGS

RLA: 261169

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**TOTAL**



Living



Alfresco



Garage



Porch

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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