

## Broadview, 31 Collingrove Avenue

Under Instructions From The Public Trustee

Easy Living, Wonderful Location

Built in 2006, this single level 3 bedroom home with open living/dining and separate formal lounge is perfect for downsizers, new families or those wanting to break into the market. Clean and crisp colour tones, ceramic tiles throughout the living zones and enough rear yard make this just right for the kids, grandkids or the four legged family members.

The master bedroom features a walk in robe and ensuite. Bedrooms two and three are separated by the main bathroom which features a bath.

The modern kitchen with breakfast bar overlooks the open living dining area and the rear yard. The laundry continues from the kitchen, doubling up as a butlers pantry or second prep area if required.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/60V0FDJ](http://ljhooker.com.au/60V0FDJ)

**Contact**  
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**(08) 8431 6088**

Outside, a paved pergola area caters for the Sunday BBQs. Enough lawn to play and a sectioned off area for tools and a garden shed. A yard that's more than enough, but not too big, just right.

The home is perfectly positioned across from the Prospect/Broadview Bowling Club and Broadview Oval. All your shopping and eateries within striking distance.

Quite simply, ticking all the right boxes!

CT: Volume 5889 Folio 21

Council: City of Prospect

Council Rates: \$1,864.60 per annum (approx)

Water Rates: \$203.00 per quarter (approx)

Land Size: 441 square metres (approx)

Year Built: 2006 (approx)

## More About this Property

<b>Property ID</b>	60V0FDJ
<b>Property Type</b>	House
<b>House Size</b>	202 m <sup>2</sup>
<b>Land Area</b>	441 m <sup>2</sup>

### Nick Ploubidis 0423 840 514

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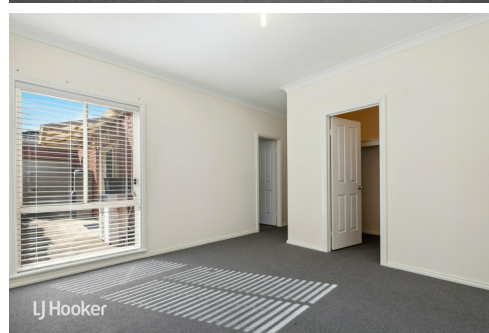
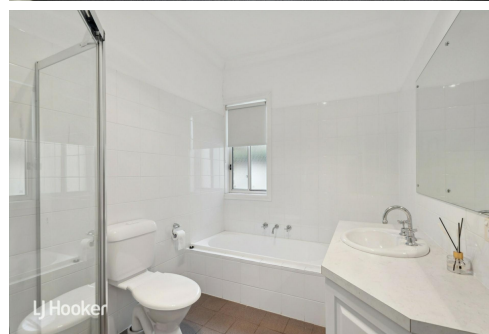
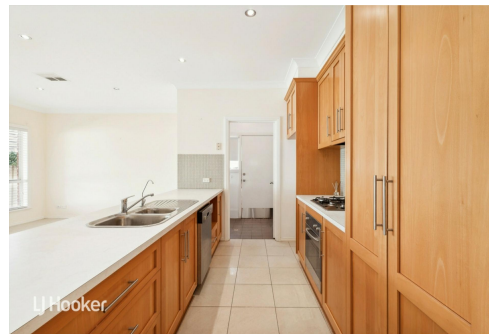
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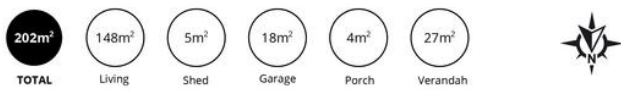
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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