

Broadview, 9 Erin St

Charming Broadview Gem with Unlimited Potential

Nestled on a peaceful, tree-lined street in the exclusive and highly sought-after suburb of Broadview, 9 Erin St presents a rare opportunity for the discerning buyer to secure a home in this charming and tightly held neighbourhood.

Ideally positioned within walking distance to many local conveniences, renowned schools, and public transport options including bus routes along Galway Ave and Hampstead Roads this home also offers easy access to major arterial roads and is just 7 km from Adelaide's city centre, home to the iconic Festival Centre, River Torrens and The Adelaide Oval.

While the property is in need of renovations to reach its full potential, it offers immense possibilities. Set on a substantial 820m² allotment, this generously sized home spans two levels, providing ample space to restore its former charm or reimagine it entirely to create your dream residence.



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

SOLD

4 2 2

For Sale
Please Call

View
ljhooker.com.au/3MQHRU

Contact
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harvey.bloomfield@ljhooker.com.au

LJ Hooker Prospect
(08) 8269 4645

The lower level of the home, built in 1925, retains its original character with solid timber flooring and high ceilings. A spacious entry hall leads to the master bedroom with built-in robes and a reverse-cycle split-system air conditioner, a generous family room, a central dining area, a bathroom with a spa and separate water closet and a versatile fourth bedroom or formal dining room.

The well-appointed kitchen provides ample bench and cupboard space, a gas cooktop, an electric fan-forced oven, a dishwasher provision and a breakfast bar, ideal for both everyday meals and entertaining. A functional laundry is also located on this level.

At the rear, a covered entertaining area overlooks a large, leafy yard, offering plenty of space to relax and unwind whilst leading to the spacious carport with electric roller door.

The upper level, a later addition to the original home, is accessed via a unique spiral stairwell. A bright, sun-filled family room overlooks the charming rear yard, while two generously sized bedrooms with built-in robes offer ample space. A bathroom, complete with a combined water closet, adds convenience and a reverse-cycle split-system air conditioner ensures year-round comfort.

Certificate of Title and Form Ones available upon request

Home Built: 1925

Torrens Titled

Allotment Size: 820m²

Title: Volume 5126 Folio 326

Zoning: EN - Established Neighbourhood

Council: Prospect Ph. 08 8269 5355

Rates: \$1,957.95 Per year

All sizes, lengths, fees and distances mentioned above are approximate. LJ Hooker

Prospect takes no liability for any incorrect details.

RLA 287 134

More About this Property

Property ID	3MQHRU
Property Type	House
Land Area	820 m ²

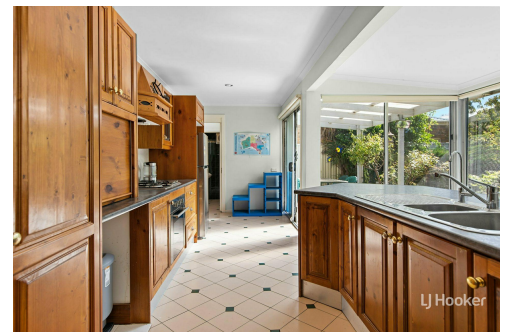
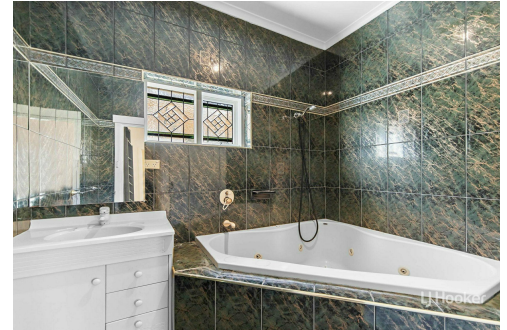
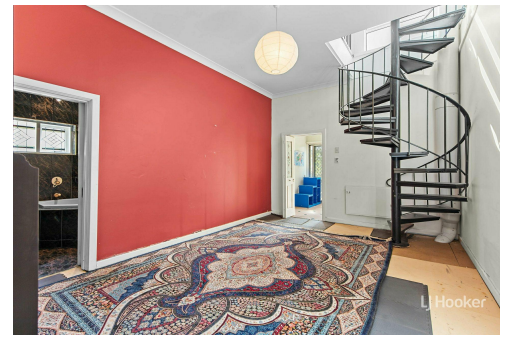
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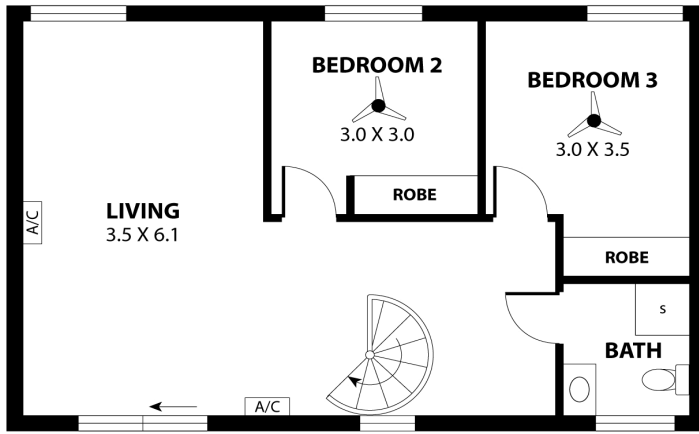
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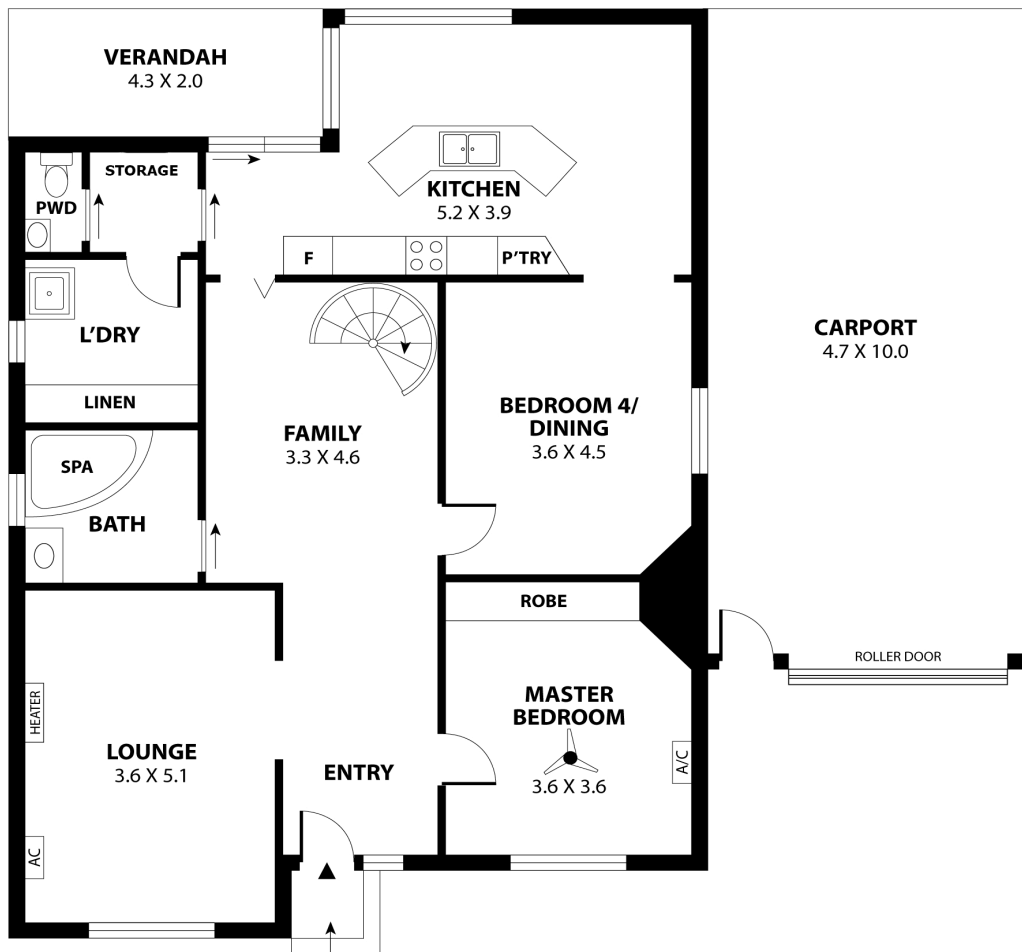


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UPSTAIRS



DOWNSTAIRS

9 Erin Street, Broadview



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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