

## Broadview, 2/7 Sturdee Street

**AUCTION CANCELLED - CONTRACTED PRIOR TO AUCTION**

Auction Location: on site

One Owner - Original - Time for a Fresh Start - Create Your Future

Held by the original & current owner for over 60 years this unit was built in 1973. Now it's time for a fresh start, an opportunity too good to miss. Double brick and one of a group of only four-this unit is larger than the norm, it's almost a small house. Think of it as your start to achieve your long term investment goals.

Timber boards throughout will respond brilliantly to polishing and while a fully functional kitchen and bathroom, most will be pleased to see the original style and colours and then plan your own revamp. You couldn't choose a better unit to renovate as you'll value add with everything you do. The rooms are spacious with 2.6m ceiling heights. Make plans to



**For Sale**  
AUCTION CANCELLED - Contracted Prior

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

**Contact**  
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**LJ Hooker Kensington | Unley**  
**(08) 8431 6088**

**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.

create open zones & contemporary spaces, remove walls and enjoy this light filled space. The two bedrooms can both accommodate double or queen beds. The bathroom with separate shower, bath and toilet off passage, adjoins a full laundry next to the basic '70's kitchen with a walk in pantry. A bit ahead of its time and ripe for renovation. So think butler's pantry or integrate into your new kitchen/laundry, so much space. Visualise a wide expanse of stacker doors to the full length courtyard area. A separate dining area opens to the large Lounge - which could be a third bedroom with dining open to the kitchen. It's flexible in need of TLC and a in a very valuable pocket of Broadview where fully renovated units in larger groups are so popular as it's six minutes from the city, walk to transport along Hampstead Road and so close to Prospect, Marden, Walkerville and North Adelaide all top spots for shopping, dining and services with all the amenities of city fringe living. A great community with recreational facilities including Broadview Oval with tennis clubs, dog park, playground and BMX track, then is an easy ride to wonderful walks, parks and the Torrens for those looking for exercise and fresh air.

Local schooling zones are for Nailsworth Primary and Roma Mitchell Secondary School with local and city private schools and colleges a short distance by car or bus. Start planning - one era ends & yours begins!

AUCTION: Friday 19th July at 11am, on site (USP) - CONTRACTED PRIOR TO AUCTION.

(\$475,000)

CT: Volume 5052 Folio 128

Council: City of Prospect

Council Rates: \$1,526.91 per annum (approx)

Water Rates: \$165.55 per quarter (approx)

Strata Levy: \$350 per quarter (approx)

Year Built: 1973 (approx)

To register your interest or to make an offer, scan the code below:

<https://prop.ps//XdTGszEvNdly>

(Please copy and paste the link into your browser)

LJ Hooker Kensington | Unley provide a service called Auction Pay which allows you to pay your deposit online, on the spot at Auction, rather than having the hassle of arranging payment by cheque. Please contact Gabrielle Overton to find out more about this service. The Vendor's Statement (Form 1) will be available for perusal by members of the public:-  
(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and  
(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.



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## More About this Property

Property ID	60SNFDJ
Property Type	Unit
House Size	129 m <sup>2</sup>

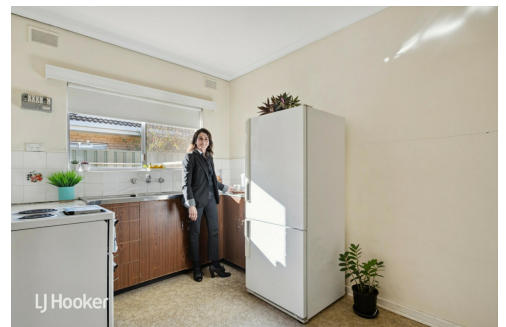
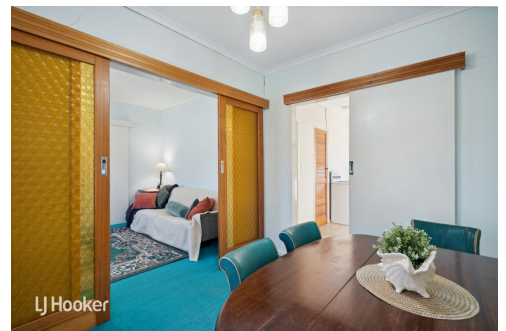
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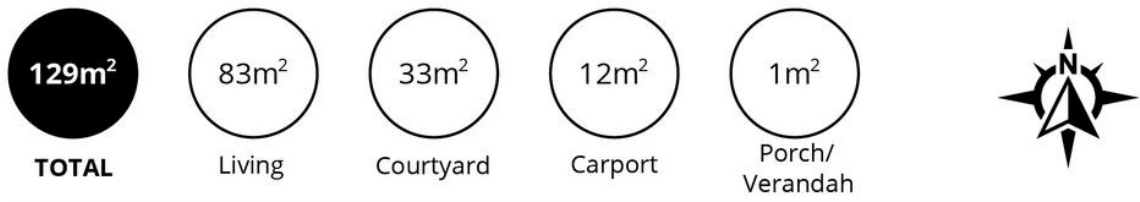
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified. Produced by **The Fotobase Group**