

## Prospect, 2/54A Braund Road

Character maisonette in prized locale

3 2 2

**For Sale**  
\$806,500

**View**  
[ljhooker.com.au/WP7HDM](http://ljhooker.com.au/WP7HDM)

**Contact**  
**Thanasi Mantopoulos**  
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**Justin Peters**  
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The home showcases some modern updates, while still keeping some of the traditional features, including the high ceilings, stunning stained glass windows and feature fireplaces. Located in a tightly held pocket of Prospect, you'll be close to everything you'll need, while being in the sought after Adelaide High and Adelaide Botanic High School Zones.

This home boasts a spacious open plan living and dining area, a modern kitchen with stone benches, large gas cooktop and dishwasher, three good size bedrooms, the master is equipped with an ensuite and the family bathroom features laundry amenities.

Outside you'll find low maintenance gardens and a decked entertaining area which is accessible from the kitchen and living area. The home is fully fenced with a sliding automatic gate.



**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.

**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

This property offers an unbeatable location. Just a short drive out of the city, or catch nearby public transport including buses and trains. You'll be within walking distance to Prospect Road, which offers an abundance of eateries and cafes and shopping along Churchill Road. Numerous parks nearby including Churchill Road skate park and St Helens park, or cheer on the local team at North Adelaide Football Club.

#### Key Features

- 3 Bedrooms, master features an ensuite
- Main bathroom include laundry facilities
- Kitchen with stone benches, gas stove and dishwasher
- Open plan kitchen/meals/living area
- Generous cellar
- Decked entertaining area
- Ducted AC to bedrooms and kitchen
- Low maintenance gardens
- Secure, fully fenced property with automatic gate over the driveway
- Off street parking for 2 vehicles

#### Specifications

Year built: c1912

Land size: 310sqm (approx)

Council: City of Prospect

Council rates: \$1480.08pa (approx)

ESL: TBC

SA Water & Sewer supply: \$163.23pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629



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## More About this Property

Property ID	WP7HDM
Property Type	House
Land Area	310 m <sup>2</sup>
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

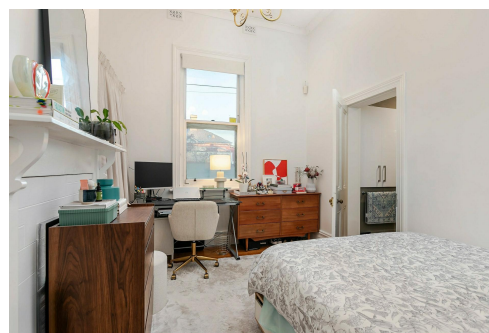
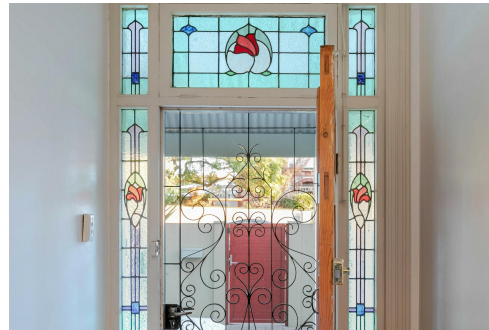
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