



68 Braund Road, Prospect

Big Land. Strong Bones. Bright Future.

Best Offer by Monday 16 March, 5pm (Unless Sold Prior).

With an impeccable position in the heart of Prospect on one of its most renowned tree-lined roads, this charming c.1915 residence stands as strong today as it did over a century ago.

Set on a generous allotment with valuable depth and flexibility, and within easy walking distance to Prospect Primary School, Rosary School, childcare centers and the vibrant Prospect Road cafe, dining and cinema precinct, the home is also zoned for the ever-popular Adelaide Botanic High School - offering outstanding appeal to savvy investors, developers, growing families or those looking to renovate and create their dream home.

Surrounded by long-standing neighbours and a welcoming community atmosphere, you are greeted by neat, established front gardens and a charming front porch before stepping inside to discover a wide, east-facing central hallway. The home comprises a spacious lounge with gas heater, adjacent master bedroom with built-in robes, and two further well-proportioned bedrooms, with the flexibility of a lockable interconnecting third bedroom, ideal for use as a nursery, study or

3 1 2

FOR SALE

Best Offer by 16/3 (USP)

VIEW

Sat 28th Feb @ 12:15PM - 12:45PM

AGENTS

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AGENCY

LJ Hooker Prospect
(08) 8269 4645

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

extended family accommodation.

The light-filled kitchen offers ample bench and cupboard space, gas cooking and a generous combined meals area, perfectly positioned to overlook the rear yard. The adjoining laundry/mudroom provides practical day-to-day functionality and leads through to a neat and well-maintained bathroom with separate water closet.

To the rear, a covered patio entertaining area creates the perfect space for year-round gatherings, overlooking a substantial lawned yard framed by established and easy-care fruit trees including walnut, mandarin, lemon and apple - offering both privacy and a lush garden outlook. The depth of the rear yard provides excellent scope for future extension or enhancement, subject to the necessary consents.

An additional detached rumpus room or potential fourth bedroom provides further flexibility for growing families, teenagers retreat or work-from-home arrangements.

Further features include a long driveway with ample off-street parking for multiple vehicles, a large powered garage/workshop with car pit ideal for trades or hobbyists, rear garden shed with power supply, and three rainwater tanks, some plumbed to the water closet and laundry for added efficiency.

An exciting opportunity brimming with endless potential in one of Prospects most tightly held locations - offering the perfect foundation to move in and enjoy today, renovate over time, or explore future development possibilities (STCC).

Certificate of Title and Form Ones available upon request

Home Built: 1915

Torrens Titled

Allotment Size: 766m²

Title: Volume 5818 Folio 672

Zoning: EN - Established Neighbourhood

Council: Prospect

Rates: \$2,298.03 Per year

Disclaimer:

Every care has been taken to verify the accuracy of the information contained in this advertisement. However, neither the agent nor the vendor accepts any liability for any errors or omissions. All information provided is considered accurate at the time of publishing and is subject to change without notice. Interested parties are advised to conduct their own due diligence, including but not limited to measurements, zoning, and planning consents. Any reference to square meter measurements, boundaries, or land size is approximate and should be independently verified. RLA 287 134.

MORE DETAILS

Property ID 3PKHRU
Property Type House
Land Area 766 m2

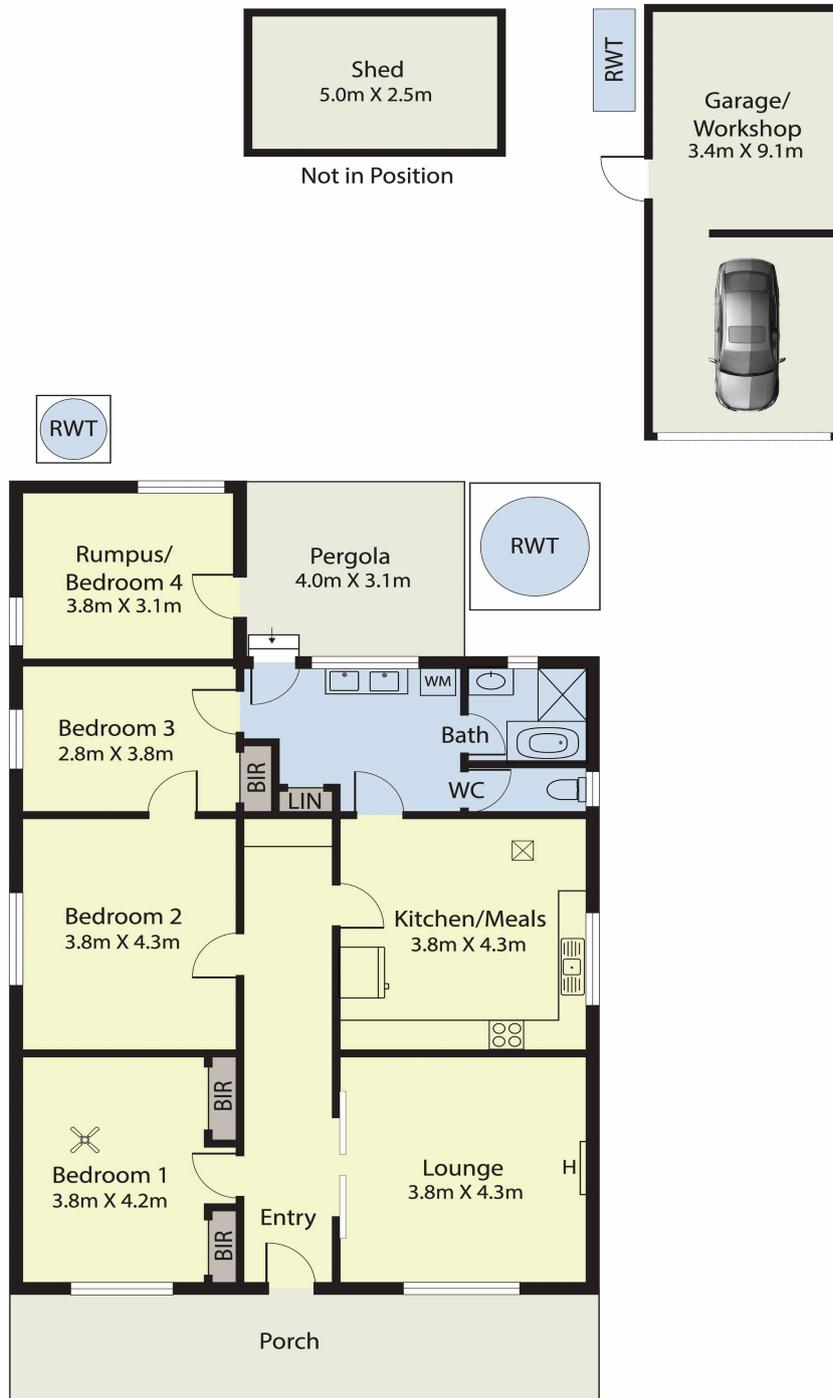
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This Drawing is for illustration purposes only. All measurements are internal and approximate. Details intended to be relied upon should be independently verified.

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