



68 Braund Road, Prospect

## Big Land. Strong Bones. Bright Future.

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 extended family accommodation.

3  1  2 

### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Prospect  
(08) 8269 4645

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Interested parties must rely solely on their own enquiries.



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: 766m<sup>2</sup>

Title: Volume 5818 Folio 672

Zoning: EN - Established Neighbourhood

Council: Prospect

Rates: \$2,298.03 Per year

#### Disclaimer:

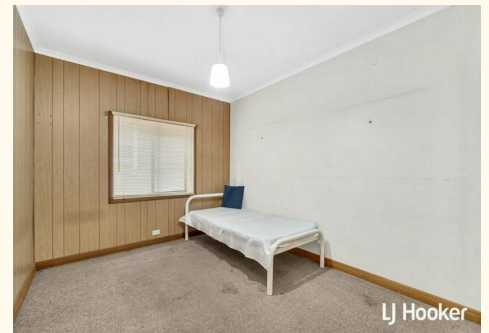
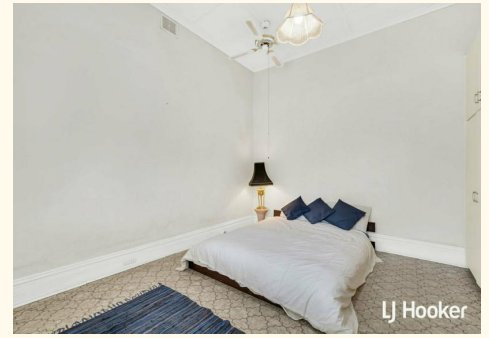
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## MORE DETAILS

Property ID	3PKHRU
Property Type	House
Land Area	766 m <sup>2</sup>

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68 Braund Road,  
**PROSPECT**



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