

Under Contract



1 Branston Ave, Devon Park



# A QUALITY RESIDENCE READY FOR YOU TO MOVE IN AND ENJOY!

This light-filled family home offers a stylish, spacious and functional floor plan on a generous corner allotment of approximately 615 sqm on a quiet street and Perfect location to enjoy the benefits of the near city plus surrounding by popular blue-chip suburbs like Brompton and Prospect

Inside you will immediately be impressed with its neutral colour palette, bright ambience, timeless beauty with high-quality fixtures and fittings throughout.

Boasting three comfortable bedrooms, a formal living, open plan kitchen and dining area sure to become the hub of the home. This fantastic space is perfect to relax, unwind or entertain before spilling outdoors. The bedrooms are all serviced by a bathroom with a full-sized bathtub, adjoining toilet and separate laundry.

As you walk outside you will discover the large entertaining deck area with a private garden with easy-care plants, enabling the owner to set and forget.

Conveniently located only a 5 minutes drive from the city and within close proximity to the popular Churchill Shopping Centre. You will appreciate the social benefit of Prosect Road and O'Connell Street cafes and restaurants, as well as Adelaide Aquatic Centre. You also have a wealth of public transport and school options available close by.

This is a great opportunity with no work required, simply move in, unpack and enjoy!

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Price	839,000 - 859,000
Property Type	Residential
Property ID	2037
Land Area	615 m2
Floor Area	132 m2

## AGENT DETAILS

Sanjay Patel - 08 8266 3899  
Jugal Patel - 0449740286

## OFFICE DETAILS

Northgate Real Estate  
1/1391 Main North Rd Para Hills  
West, SA, 5096 Australia  
08 8266 3899



More reasons to love this home:

- corner allotment of approximately 615 sqm
- 3 Comfortable Bedrooms plus formal living room
- Open plan kitchen and dining area
- Separate bathroom with full sized bathtub, adjoining toilet
- Separate laundry
- Large entertaining deck area
- Only 5 minutes drive from the city
- surrounding by blue-chip suburbs like Brompton and Prospect
- Fantastic opportunity to redevelop with Council approved subdivision 1 into 2
- Close to public transport, parks and shopping Centres

We invite you to come along and inspect this lovely home and make your move today to a new lifestyle!

Auction: Sunday 12th of December 2021 at 9:30 am (unless sold prior)

Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver.

PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research.

The vendor's statement may be inspected at 1/1391 Main North Road, Para Hills West for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.