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Welcome

Hello,

My name is Sharryn Noonan and I am the selling agent for this property.

Thank you for your interest. You should find everything you need to know about the property in this eBook. However, should you have any questions at all, please don't hesitate to contact me.



SHARRYN NOONAN

SALES CONSULTANT

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Sharryn started her real estate career in the Barossa Valley. Originally from Broken Hill, Sharryn has extensive experience in customer service and has a great eye for detail as well as good knowledge of the real estate market.

Sharryn has a down to earth and transparent attitude, being upfront and honest with the goal of hitting her targets. Sharryn also has a long history in the security industry however her passion is in real estate and achieving successful outcomes. Taking the stress and confusion out of the vendors and purchasers' hands and helping them through each step of the process along the way.

Being family orientated, Sharryn knows the importance of family, having twins herself and creating a balanced lifestyle and making the most out of life with a positive "can do" outlook. Sharryn also has an interest in local community sports which includes helping with the Gawler t-ballers and other sporting related events. With great local knowledge Sharryn looks forward in helping to assist you in buying or selling your property, with her determination and bubbly personality to get the job done as well as her high standards of work ethics and delivering the best outcome for her clients.

Property Details



19 Broughton Road, ELIZABETH VALE

PRICELESS LOCATION - HERE'S ONE TO FIGHT OVER! INVESTOR'S DREAM OR PERFECT FOR THE FAMILY

\$549,000 -

1 Ensuite

Air Conditioning

Split System Air Conditioning

Split System Heating

Secure Parking

Outdoor Entertaining

Shed

Fully Fenced

Broadband Internet

Built In Robes

Nestled on the peaceful 19 Broughton Road in Elizabeth Vale, this property exudes a sense of neatness and tidiness that is instantly inviting. As you approach, the street appeal is enhanced by a charming bay window in the lounge room, offering a picturesque view of the front yard. With just a splash of paint, this home has the potential to undergo a remarkable transformation, elevating its aesthetic appeal to new heights.

Convenience is a standout feature of this property, as it is located within walking distance to the Lyell McEwin Hospital, making it an ideal choice for healthcare professionals or those seeking easy access to medical facilities. In addition, its proximity to shops, schools, and transport links adds to its allure, ensuring that residents have everything they need within easy reach.

The interior of the home is both spacious and functional, with three generously sized bedrooms providing ample accommodation for residents and guests alike. The main bedroom boasts the added luxury of an ensuite, offering privacy and convenience for the occupants. With the

inclusion of two split systems, the home remains cozy and comfortable throughout the year, regardless of the weather outside.

One of the highlights of the property is the outside decking area, which serves as an ideal space for entertaining family and friends. Whether it's hosting a barbecue, enjoying drinks under the stars, or simply unwinding after a long day, this versatile outdoor area provides the perfect setting for socializing and relaxation. With a few additional touches, such as outdoor furniture and lighting, it could easily become a stylish retreat or even a "man cave" for those seeking a private sanctuary.

Inside, the layout of the home is well-designed, with a spacious lounge room upon entry that seamlessly flows into a separate dining area. This configuration offers flexibility for everyday living and provides plenty of space for both relaxation and formal dining occasions.

The rear yard is of a good size and requires minimal maintenance, making it perfect for those who appreciate outdoor living without the hassle of extensive upkeep. With some landscaping touches, it has the potential to be transformed into a tranquil oasis or a vibrant garden retreat, adding to the overall appeal of the property.

In summary, 19 Broughton Road presents a wonderful opportunity to create a comfortable and convenient lifestyle in Elizabeth Vale. With its spacious interior, outdoor entertaining area, and proximity to essential amenities, this property has all the ingredients for modern living. With a little imagination and some personal touches, it has the potential to become the perfect place to call home.

****PLEASE NOTE ♦ CURRENTLY TENANTED, AMAZING TENANT AND WOULD LOVE TO STAY ON THERE IF PURCHASED BY AN INVESTOR. TENANTS LEASE RUNS OUT ****

Property Features

Key features of the property

- **3 Bedrooms**
- **2 Bathrooms**
- **2 Toilets**
- **2 Carports**
- **1 Ensuite**
- **Air Conditioning**
- **Split System Air Conditioning**
- **Split System Heating**
- **Secure Parking**
- **Outdoor Entertaining**
- **Shed**
- **Fully Fenced**
- **Broadband Internet**
- **Built In Robes**

Property Location



Key Documents

[Form R3](#)

Make an Offer

[Offer Form](#)

Please Note

An offer form is not a contract of sale document. An offer may be withdrawn at anytime before signing the contract of sale. Contracts of sale are also subject to a 2 day cooling off period (exercisable by the purchaser) under section 5 of the Land and business (Sale & Conveyancing) Act 1994.

Thank you

Thank you for viewing the property at 19 Broughton Road ELIZABETH VALE. If you feel this home is right for you and you would like to make an offer or if you have any questions regarding the buying process please don't hesitate to contact me.

If this property is not quite what you're looking for go to the **Buyer Registration** tab and complete the details - that way we can tailor our property search to your exact needs and alert you as soon as suitable properties become available, if not already.

Again, thank you for viewing this property.

Kind regards,

Sharryn Noonan
Sales Consultant
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Buyers Registration

Would you like to know about our newest listings before everyone else?

Great! We want you to be first to know too.

Give us your wish list and we'll make sure that you receive VIP alerts the moment we begin marketing. If your search criteria changes, just update our system whenever you like.

Putting you in control is just another way that 'We put you first'.

Let us know what you're looking for by completing the form below and we'll be sure to let you know the instant we list a property matching your criteria.

- | | |
|---|---|
| <input type="checkbox"/> All | |
| <input type="checkbox"/> Acreage/ Lifestyle | <input type="checkbox"/> Duplex/ Semi-Detached |
| <input type="checkbox"/> House | <input type="checkbox"/> Townhouse |
| <input type="checkbox"/> Unit | <input type="checkbox"/> Vacant Land |
| | |
| <input type="checkbox"/> All | |
| <input type="checkbox"/> Post Codes 5118 & 5116 | <input type="checkbox"/> Post Codes 5114 & 5115 |

