

2B Maple St, Broadview, SA 5083

Sold - \$781,000

House 4  2  4 



## A Majestic Two Storey Home

This classic four bedroom has all the hallmarks of grandeur. The distinctive features of this stunning home include an inviting entrance hall leading into a traditional formal lounge room and formal dining room. The large study downstairs offers a busy professional a work space closer to the family or the perfect home office for a small business owner, that could easily be converted into a fifth bedroom if desired.

The recently updated ultra-modern kitchen is more than an efficient work room, but a show place and centre for all your entertaining that overlooks a huge family/living room and an informal meals area, leading out to the well-planned gable roof pergola with your own private putting green. Under the staircase the storage area has been converted to a wine cellar with room for approx. 400 bottles of wine.

Moving upstairs you enter a huge central living/rumpus room, leading off to a stately master bedroom with a huge en-suite/spa and a his and hers walk-in robe on one side of the house, and three double sized bedrooms with built-in robes and ceiling fans on the other side. Zoned reverse cycle ducted air-conditioning throughout the home will keep you feeling comfortable all year round when in the home.

Storage will be never be a problem as the home has a double garage under the main roof plus a 7.5m x 6.7m colour bond shed. Enough under cover lock-up parking for four cars.

The current owners have done extensive upgrades and renovations on the property within the past four years making this a home so tempting that you'll want to move in right away.

Imposing trees and shrubbery enhance the beauty of this property, and provide welcomed shade during the warmer seasons.

Prudent buyers will recognise Broadview as a distinguished location being a prosperous inner suburb to invest in their families long term future, with all the conveniences of a long-established community, the home ground of the Broadview Football Club, Croquet Club and local Tennis Courts.

Inspect with John Lyrtzis phone 0411507930.

Auction Date: on site Saturday 10th March at 1.00pm

DB Philpott is proud to service the local area and if you are thinking of selling you should give the team a phone call to arrange a free no obligation market opinion

If a land size is quoted it is an approximation only. You must make your own enquires as to this figures accuracy. DB Philpott does not guarantee the accuracy of these measurements. All development enquires and site requirements should be directed to the local govt. authority. Purchasers should conduct their own due

### Listed By



John Lyrtzis

Mobile: 0411 507 930



**Open for Inspection**

By Appointment.

Floorplan

