



40 Lorraine Avenue, Lockleys

Stone Character, Considered Style & Exceptional Poolside Living

Set behind beautifully maintained gardens and an attractive stone-fronted fae, this substantial family residence brings together timeless character, thoughtful contemporary updates and an exceptional poolside lifestyle on approximately 755sqm.

A flawless first impression. You enter to welcoming polished timber floors, high ceilings and a comforting central space. The future focal point of your family; "hello", "goodbyes" and "high fives".

The generous front living room provides an elegant retreat for everyday relaxation, complete with a character fireplace and large windows drawing in natural light. A separate dining room adds further flexibility for family meals and entertaining, while its direct connection to the rear alfresco allows gatherings to transition effortlessly outdoors.

At the heart of the home, the beautifully updated kitchen is both refined and highly functional. Crisp white cabinetry is balanced by warm timber accents, open shelving and stone-toned flooring, while

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FOR SALE

Best Offers | \$1.565M - \$1.720M

VIEW

Sat 15th Aug @ 10:30AM - 11:00AM

AGENTS

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Interested parties must rely solely on their own enquiries.



Smeg cooking appliances, expansive preparation space, generous pantry storage and a lengthy breakfast bar cater effortlessly to busy family life.

Large sliding servery windows frame views across the outdoor entertaining area and swimming pool, creating a genuine connection between the kitchen and backyard. Whether preparing dinner while the children swim or entertaining a crowd, the design keeps the host connected to everything happening outside.

Accommodation is equally impressive, comprising four bedrooms together with a dedicated study. The privately positioned main bedroom includes built-in-robe and a modern ensuite, while the remaining bedrooms are serviced by a stylishly renovated family bathroom featuring a dual vanity, separate wc.

An oversized fourth bedroom provides valuable versatility and could serve equally well as a teenager's retreat, guest room, creative studio or additional home office. The dedicated study off the kitchen, is must have area for homework, 'bookwork' or working from home.

The renovated laundry continues the home's clean contemporary aesthetic, offering excellent storage, bench space and direct access through to the kitchen.

Outside is where the property truly distinguishes itself. The expansive covered entertaining area extends approximately 13 metres across the rear of the home, providing an outstanding all-season setting for long lunches, weekend barbecues and relaxed evenings with family and friends.

Beyond, the impressive inground magnesium swimming pool forms the centrepiece of a private, resort-inspired backyard. Loved and looked after, it includes solar heating and theme-inspired multi-coloured option led lighting - fun for the themed parties you will enjoy.

A substantial garage / workshop with roller-door access, has excellent storage capacity and the flexibility to accommodate vehicles, tools, hobbies or workshop requirements.

Established screening, generous paved surrounds and a built-in barbecue area complete an environment designed for effortless summer living.

Positioned in sought-after Lockleys, the property offers convenient access to the River Torrens Linear Park, Lockleys North Primary School, local shopping and cafés, Henley Beach Road, Adelaide Airport, the coast and Adelaide CBD.

Combining a substantial family floorplan, beautifully considered interiors and outstanding poolside entertaining, 40 Lorraine Avenue is a home of genuine warmth, versatility and enduring appeal.

Key Features

- Attractive stone-fronted residence set behind established gardens
- Approximately 755sqm allotment
- Four generous bedrooms plus a dedicated study
- Main bedroom with built-in storage and modern ensuite
- Oversized fourth bedroom offering excellent flexibility
- Renovated main bathroom with dual vanity, and separate wc
- Spacious front living room with character fireplace
- Separate dining room opening directly to the outdoor entertaining area
- Beautifully updated kitchen with crisp white cabinetry and warm timber detailing
- Smeg gas cooktop and oven

- Large servery windows overlooking the entertaining area and pool
- Polished timber floors through the original portion of the home
- Plantation shutters and abundant natural light
- Air conditioning throughout
- Large approximately 9.9m x 4.8m inground magnesium swimming pool, with solar heating and multi-colour led lighting feature
- Built-in outdoor barbecue area
- 5kw solar system
- Established front and rear gardens with irrigation
- Ample off street parking

Specifications

Title: Torrens Title

Year built: c1950

Land size: 755 sqm (approx)

Council: City of West Torrens

Council rates: \$2,348.10 pa (approx)

ESL: \$221.70 pa (approx)

SA Water & Sewer supply: \$284.43 pq (approx)

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

MORE DETAILS

Property ID	YP1HDM
Property Type	House
Land Area	755 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (2)
	Close to Schools
	Close to Shops
	Close to Transport
	Pool

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