



40 Torrens Avenue, Lockleys

Majestic, Grand Residence Offering Security and Privacy

Positioned proudly on a prime corner block, this grand and secure residence captures a sense of elegance and sophistication from the moment you arrive. The majestic entrance foyer is a true showpiece. The soaring high void, abundant natural light, and decorative pillars frame a striking feature staircase with detailed iron balustrades. Together, they create an immediate sense of grandeur and timeless elegance. Behind secure fencing and manicured gardens, the home combines classic architectural charm with refined finishes to deliver a residence of scale, privacy, and distinction.

Property Features

- Formal front foyer with impressive high void, decorative pillars, and a striking feature staircase with detailed iron balustrades
- Decorative cornices and 3m ceilings throughout the lower level
- Spacious open-plan dining and lounge with gas fireplace and abundant natural light
- Gourmet kitchen featuring SMEG gas cooktop and 70cm wide wall oven, stone island benchtop, dual-drawer dishwasher and pura tap
- Spacious walk-in pantry with excellent bench space, cupboards, and shelving for added functionality
- Dining area with double glass doors opening to a fully enclosed

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FOR SALE
Contact Agent

AGENTS

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All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- outdoor entertaining area with cafe blinds and low-maintenance garden
 - Aluminium alloy retractable windows and doors to the sunroom and balcony for flexible indoor-outdoor living
 - Retractable screen doors fitted to all glass doors to enhance ventilation and comfort
 - Sun-blocking double layer roller blinds for privacy and temperature control
 - Spacious main bedroom located on the upper level ideal parents' retreat with large walk-in robe, split system air conditioning, and direct access to private Juliette balcony with shutter blinds
 - Luxurious ensuite with spa bath, separate shower, double stone-top vanity, and separate toilet
 - Bedrooms 2 and 3 located downstairs, both with built-in wardrobes
 - Upstairs additional open study alcove, ideal for a home office or reading nook
 - Bedroom 4 or option second living area behind double doors
 - Family main bathroom with stone-top vanity, separate bath and shower
 - Classic neutral finishes complemented by natural light throughout
 - Laundry with external access, generous bench space, and plentiful cupboard storage
 - Automatic double lock-up garage with internal access and high-clearance
 - Ducted reverse cycle air conditioning throughout plus additional split systems
 - Separate workshop and tool shed providing additional storage
 - 5.5 kW solar panel system providing energy efficiency
 - Security alarm system
- maintenance garden with irrigation, fruit trees and rose bushes plus tool shed

Superbly positioned in the highly sought-after suburb of Lockleys, this residence offers an enviable lifestyle surrounded by exceptional amenities. Enjoy walking or cycling along the picturesque Linear Park Trail, tee off at Kooyonga or Glenelg Golf Courses, and explore the popular cafés and restaurants along Henley Beach Road and nearby Henley Square. Families will value the access to quality schools including Lockleys North Primary School, St Francis School, Underdale High School and Nazareth Catholic College. With excellent shopping at Harbour Town and Fulham Gardens, convenient transport links, and easy access between the city and the sea, this address delivers the perfect balance of leisure, lifestyle, and prestige.

For more information, please contact Rosemary Auricchio on 0418 656 386 or Nick Carpinelli on 0403 347 849.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 175322

MORE DETAILS

Property ID 4ZYYFE8
Property Type House
House Size 260 m2
Land Area 433 m2
Including Ensuite
Study
Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (3)
Alarm
Courtyard
Balcony
Dishwasher
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced
Solar Panels
Liveability

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