



11 Craig Street, Richmond




Spacious Family Living on a Generous Allotment in a Prime City-Fringe Location

Auction | Saturday 23rd May @ 1pm

Set on an expansive 679sqm (approx.) allotment, this well-maintained home offers space, comfort, and outstanding convenience in one of Adelaide's most desirable city-fringe suburbs. With multiple living areas, quality features, and a fantastic outdoor setup, it presents an excellent opportunity for families, first home buyers, or investors alike.

Step inside to a spacious living room that flows seamlessly into a formal dining area, both enhanced by solid timber floorboards and an abundance of natural light, creating a warm and inviting atmosphere for everyday living and entertaining.

The modern kitchen is well-equipped with ample cupboard and bench space, a central island with breakfast bar, quality appliances including a dishwasher, and everything you need for easy meal preparation. Toward the rear, a sunroom provides a versatile additional living space, perfect as a second lounge, home office, or relaxation zone.

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FOR SALE
\$1,050,000

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**

Accommodation includes a generously sized main bedroom complete with built-in wardrobe and split system air conditioning, while the central bathroom is well-appointed with a bathtub and practical storage.

Outdoors, the home truly shines with a large paved entertaining area overlooking lush lawns and established garden beds, ideal for hosting gatherings or enjoying quiet family time. A garage/workshop adds valuable functionality, while the fully fenced property with a gate ensures both privacy and security. Roller shutters on the front windows provide additional comfort and peace of mind.

Positioned for ultimate convenience, you're just moments from Hilton Plaza Shopping Centre, along with local cafés, parks, playgrounds, and West Torrens Library. Public transport is easily accessible, making the commute to the Adelaide CBD quick and simple. This is a rare opportunity to secure a quality home in a tightly held and highly sought-after location.

Key Features:

- Generous 679sqm (approx.) allotment
- Spacious living room flowing to formal dining area with timber floorboards
- Light-filled interiors with multiple living zones
- Modern kitchen with island bench, breakfast bar, dishwasher & ample storage
- Rear sunroom offering flexible additional living space
- Main bedroom with built-in wardrobe and split system AC
- Central bathroom with bathtub and storage
- Large paved outdoor entertaining area
- Lush lawns and established garden beds
- Secure garage/workshop
- Fully fenced property & solar system
- Roller shutters to front windows for added security
- Prime city-fringe location close to shops, transport, and amenities

Specifications

Title: Torrens Title

Year built: c1950

Land size: 679 sqm (approx)

Council: City of West Torrens

Council rates: \$1,372.60pa (approx)

ESL: \$145.70pa (approx)

SA Water & Sewer supply: \$187.03pq (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 YDXHDM
Property Type House
Land Area 679 m2
Including Air Conditioning
Close to Schools
Close to Shops
Close to Transport
Window Treatments

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