



2 Bignell Street, Richmond




## Boutique Masterpiece Offering Designer Living in Prime Richmond

Perfectly positioned in the heart of Richmond, this architecturally crafted residence delivers the ultimate blend of luxury, lifestyle, and convenience, just minutes from the Adelaide CBD.

From the moment you step inside, soaring 3m ceilings and premium engineered timber flooring set the tone for refined modern living. At the heart of the home, a stunning designer kitchen showcases a glamorous curved stone island bench, complemented by a fully equipped butler's pantry, perfect for seamless entertaining.

Outfitted with premium Smeg appliances, including double 600mm ovens, this space is as functional as it is beautiful. The adjoining living and dining area flows effortlessly to an alfresco entertaining zone, complete with a gas BBQ and wok burner, ideal for year-round gatherings.

The accommodation is equally impressive, with a luxurious master suite offering a private retreat complete with a well-appointed ensuite and generous wardrobe space. A versatile second living area

3  2  4 

**FOR SALE**  
\$1,449,500

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positioned at the front of the home provides the perfect space for a formal lounge, media room, or quiet retreat-ideal for growing families or those seeking flexibility.

Additional luxury is evident throughout, with a striking Venetian plaster fireplace creating a refined focal point, while a secure automatic sliding front gate with intercom ensures both privacy and convenience. A full CCTV system with four cameras provides added peace of mind, and a practical attic storage area offers valuable extra space. Every element has been carefully curated, from the high-end finishes to the thoughtful design, delivering a home of true quality and distinction.

Designed with both style and practicality in mind, every detail has been carefully considered, as reflected in the plans and layout.

Enjoy unbeatable convenience with close proximity to Hilton Plaza, local cafés, parks, playgrounds, West Torrens Library, and public transport, all contributing to Richmond's highly sought-after lifestyle appeal.

A rare opportunity to secure a boutique, high-end home in a premium city-fringe location.

#### Key Features:

- Secure automatic sliding front gate with intercom
- CCTV system with 4 cameras
- Designer kitchen with curved stone island bench
- Butler's pantry for added functionality
- Premium Smeg appliances & double 600mm ovens
- 3m high ceilings throughout
- Engineered timber flooring
- Venetian plaster fireplace feature
- Alfresco entertaining with gas BBQ & wok burner
- Luxurious master suite with ensuite & robes
- Second living area at the front of the home
- Gas heater to main living area
- Ducted reverse cycle air conditioning
- Attic storage area for additional space
- Prime city-fringe location near CBD

#### Specifications

Title: Torrens

Year built: 2023

Land size: 407sqm (approx)

Council: City of West Torrens

Council rates: \$1,759.25pa (approx)

ESL: \$172.65pa (approx)

SA Water & Sewer supply: \$216.53pq (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.  
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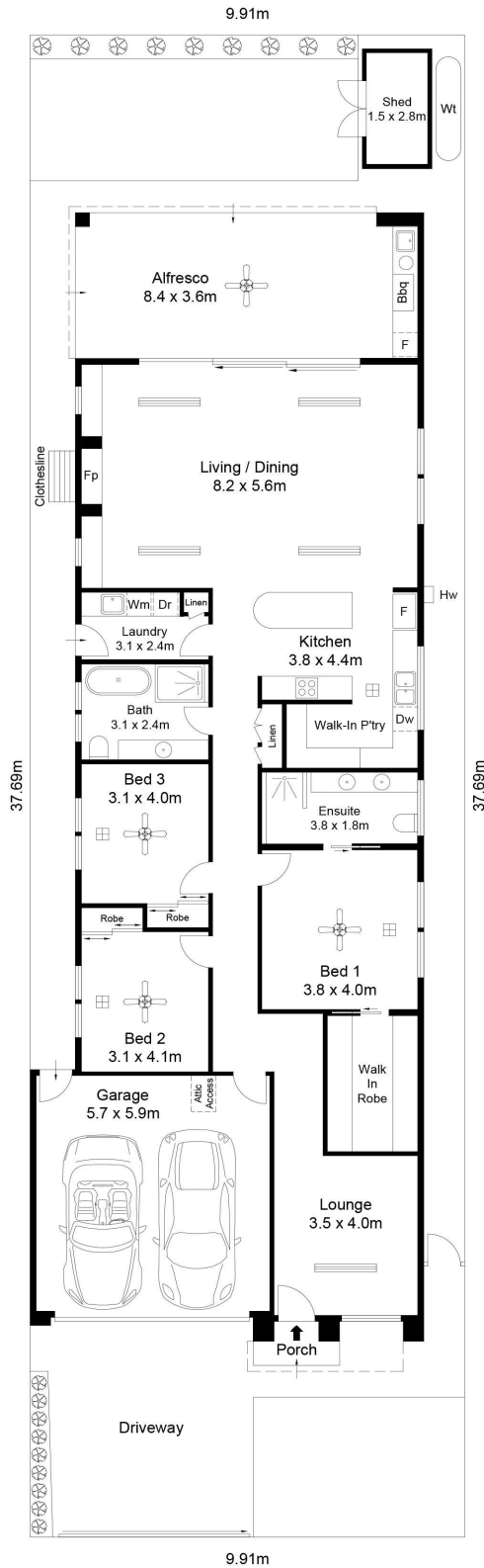
## MORE DETAILS

Property ID YC5HDM  
Property Type House  
Land Area 407 m2  
Including Air Conditioning  
Close to Schools  
Close to Shops  
Close to Transport  
Window Treatments

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<b>Living</b>	178.85m <sup>2</sup>
<b>Alfresco</b>	31.07m <sup>2</sup>
<b>Porch</b>	1.74m <sup>2</sup>
<b>Garage</b>	37.66m <sup>2</sup>
<b>Total</b>	249.32m <sup>2</sup>

Bignell Street



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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