

28 Weaver Avenue, Richmond

Character Bungalow Transformed for Exceptional Family Living & Entertaining

Auction | Sunday 27th September @ 2:45pm

Beautifully updated and extended for contemporary family life, 28 Weaver Avenue, Richmond brings together the enduring charm of a classic circa-1926 bungalow with generous modern living, outstanding outdoor entertaining and a superb city-fringe lifestyle. Set on an impressive approximately 724 sqm allotment, this is a home designed for families who value space, flexibility and effortless entertaining.

Behind its traditional character presence, the home unfolds into a generous and versatile floorplan. Accommodation comprises four well-proportioned bedrooms, with the flexibility to utilise one as a second living room, home office or retreat if desired. Two bathrooms include the convenience of a private ensuite, adding further comfort and functionality for family living.

The impressive rear extension forms the contemporary heart of the home, where an expansive open-plan family and dining area connects with the kitchen and adjoining meals space. Generous in scale and

4 2 4

AUCTION

Sun 27th Sep @ 2:45PM

VIEW

Sat 26th Sep @ 10:00AM - 10:30AM

AGENTS

Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Dragan Pancic
0421 977 361
dragan@ljhooker.me

AGENCY

LJ Hooker Mile End | Woodville
(08) 8352 7111

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.



designed to bring everyone together, this light-filled family hub transitions effortlessly to the outdoor entertaining areas beyond.

Outside is where this home truly comes into its own. A substantial undercover entertaining area with built-in BBQ facilities provides an exceptional setting for long lunches, summer dinners and relaxed gatherings with family and friends, creating a seamless extension of the home's indoor living spaces.

Taking centre stage is the fantastic in-ground swimming pool, complemented by generous paved surrounds, lawn and an additional shaded pergola area. Complete with solar heating, self-chlorination and in-floor cleaning functionality, the pool has been designed for maximum enjoyment with minimal maintenance, creating a private resort-style environment.

The substantial allotment provides excellent space for families to spread out and enjoy, while a large detached workshop offers outstanding storage and versatility for tools, hobbies or additional equipment. An exceptionally long undercover carport provides extensive off-street parking for multiple vehicles, further enhancing the home's family practicality.

Positioned close to everyday amenities, the home enjoys easy access to cafés, restaurants, Hilton Plaza and public transport, while the Adelaide CBD is less than 15 minutes away. Glenelg, Henley Beach and West Beach are also within easy reach, delivering an enviable city-to-coast lifestyle. Families will appreciate proximity to Richmond Primary School, Cowandilla Primary School, Tenison Woods Catholic School and Plympton International College.

Blending bungalow character, substantial family accommodation and outstanding resort-style entertaining, 28 Weaver Avenue offers a lifestyle of space, flexibility and year-round enjoyment. For families searching for room to grow and an outdoor environment made for entertaining, this is an exceptional Richmond offering.

Key Features

- Charming circa-1926 character bungalow
- Substantial land holding of approximately 724 sqm
- Beautifully updated and extended for contemporary family living
- Four generous bedrooms with excellent floorplan flexibility
- Option to utilise a bedroom as a second living room, retreat or home office
- Two bathrooms including private ensuite
- Expansive open-plan family and dining zone
- Generous kitchen with adjoining meals area
- Seamless connection between indoor and outdoor living
- Substantial undercover outdoor entertaining area with built-in BBQ
- Fantastic in-ground swimming pool
- Solar pool heating, self-chlorination and in-floor cleaning
- Additional shaded pergola, paved entertaining and lawn areas
- Large detached workshop offering excellent storage and versatility
- Extensive undercover carport accommodation for multiple vehicles
- Ducted air conditioning to bedrooms
- Highly sought-after Richmond city-fringe location
- Less than 15 minutes from the Adelaide CBD
- " Easy access to Glenelg, Henley Beach and West Beach
- " Close to cafés, restaurants, Hilton Plaza and public transport
- Convenient to Richmond Primary, Cowandilla Primary, Tenison Woods Catholic School and Plympton International College

Specifications

Title: Torrens

Year built: c1926
Land size: 724 sqm (approx.)
Council: City of West Torrens
Council rates: \$1,905.05 pa (approx.)
ESL: \$189.30 pa (approx.)
SA Water & Sewer supply: \$247.37 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	YQPHDM
Property Type	House
Land Area	724 m2
Including	Ensuite
	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

Dragan Pancic 0421 977 361

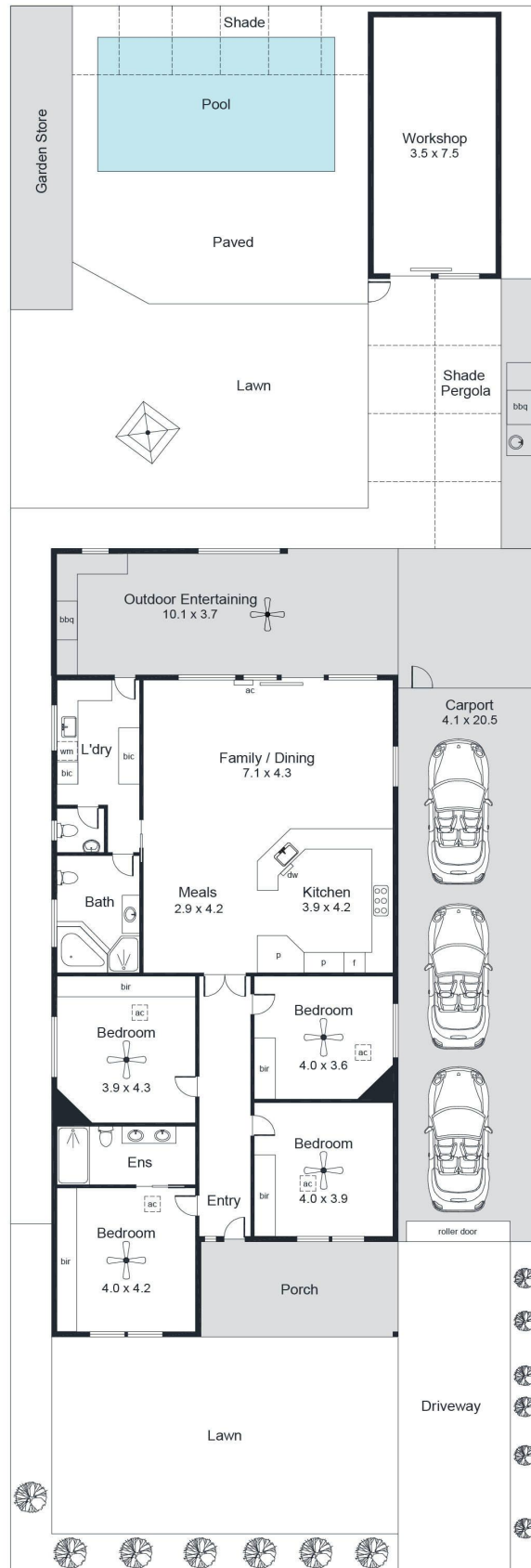
Sales Executive | dragan@ljhooker.me

LJ Hooker Mile End | Woodville (08) 8352 7111

206A Henley Beach Road, TORRENSVILLE SA 5031

mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au





Area (Estimate only)	
Living	170.3 m ²
Carport	84.0 m ²
Outdoor Entertaining	37.4 m ²
Workshop	26.3 m ²
Porch	15.7 m ²
Total	333.7 m²

For illustrative purposes only.
All measurements are approximate

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.