



30 Lucas Street, Richmond

2 1 3

## Corner Charm in the Heart of Richmond

Auction Saturday 7th March @ 12pm

They say location is everything - and this delightful solid brick beauty delivers it in style. Charming, convenient, and effortlessly comfortable - this is Richmond living done right.

Perfectly positioned on a corner allotment, this charming home offers an enviable sense of privacy while maintaining outstanding convenience. From the moment you arrive, you're welcomed by an inviting feel and a homely foyer that immediately sets the tone for the warmth and comfort found throughout.

Step inside to a spacious lounge - light-filled, inviting, and perfectly suited to everything from quiet evenings on the couch to lively gatherings with family and friends. The functional kitchen is well equipped with gas cooking and a practical breakfast bar, seamlessly connecting to a generous meals area designed for relaxed family dinners, weekend brunches, and easy everyday living.

Accommodation comprises two impressively sized bedrooms, each bathed in natural light and offering comfortable retreats at the end of

### AUCTION

Sat 7th Mar @ 12:00PM

### VIEW

Sat 21st Feb @ 11:00AM - 11:30AM

### AGENTS

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### AGENCY

LJ Hooker Mile End | Woodville  
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the day. The centrally located modern bathroom is thoughtfully appointed, combining style and practicality to cater effortlessly to daily routines.

Outdoors, your own private rear courtyard awaits - fully fenced, secure, and refreshingly low-maintenance. Whether you're entertaining guests, providing a safe space for pets, or simply enjoying a peaceful morning coffee, this versatile outdoor area is designed to be enjoyed year-round.

Additional features include reverse cycle air conditioning for all-season comfort, along with a single lock-up garage and valuable extra off-street parking - ensuring convenience is always at your doorstep.

And the location? Simply superb. Positioned perfectly between the city and the sea, you're just moments from Cowandilla Primary School and Tenison Woods Catholic School. Embrace Richmond's thriving café culture with favourites such as Devour Café Patisserie just around the corner, plus a wide array of shops and amenities stretching from Richmond Road to Sir Donald Bradman Drive and beyond.

#### Key Features

- Prominent corner allotment offering enhanced privacy and additional natural light
- Two spacious, light-filled bedrooms with generous proportions
- Stylish, centrally located modern bathroom
- Private, fully fenced and low-maintenance rear courtyard ideal for entertaining or pets
- Reverse cycle air conditioning for year-round climate control
- Secure single lock-up garage plus valuable additional off-street parking
- Prime city-to-sea location close to quality schools, popular cafés and everyday shopping amenities

#### Specifications

Title: Strata Title

Year built: c1958

Land size: 416sqm (approx)

Council: City of West Torrens

Council rates: \$1,245.60pa (approx)

ESL: \$132.20pa (approx)

SA Water & Sewer supply: \$176.30pq (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   | Y7VHDM                                                   |
| Property Type | House                                                    |
| Land Area     | 416 m <sup>2</sup>                                       |
| Including     | Close to Schools<br>Close to Shops<br>Close to Transport |



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