



34 Shierlaw Street, Richmond

Fresh Character Home with Space, Flexibility & Inner-West Convenience

Perfectly positioned in ever-popular Richmond, this beautifully presented home offers generous proportions, multiple living zones and an effortless indoor-outdoor lifestyle - all just minutes from the CBD and coastline.

Set behind a charming frontage, the home immediately welcomes you with warmth and character. Inside, a flexible and well-considered floorplan provides exceptional versatility for families, professionals or investors alike.

The home comprises three spacious bedrooms, each well-proportioned and privately positioned along the western wing of the home - ideal for family living or guest accommodation. At the heart of the home, a central dining area connects seamlessly to the surrounding rooms, creating a natural hub for everyday living and entertaining.

The generous formal living room offers an inviting space to relax, complete with heating and excellent natural light. The well-appointed

3 1 1

FOR SALE
\$890K

AGENTS

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AGENCY

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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

kitchen provides ample bench space, excellent storage and practical workflow, positioned conveniently adjacent to the dining and outdoor areas.

Adding further appeal is the well-zoned wet areas including a central bathroom, separate WC and dedicated laundry with external access. This practical configuration enhances day-to-day functionality for growing households.

Stepping outside, a fully enclosed back yard creates a perfect space for weekend BBQs, pets or children at play.

Situated in tightly held Richmond, you are positioned perfectly between the Adelaide CBD and Adelaide's stunning western beaches. Enjoy easy access to transport, local shopping, quality schools and popular café precincts - offering a lifestyle of true convenience.

Key Features

- Three well-proportioned bedrooms
- Generous formal living room with AC and ceiling fan
- Central dining hub ideal for entertaining
- Spacious kitchen with ample bench and storage space
- Bathroom with separate WC
- Dedicated laundry with external access
- Low-maintenance lawn area
- Carport accommodation
- Approx. 130sqm living (159sqm total under main roof)
- Prime inner-west location minutes to CBD & beaches

Specifications

Title: Community Title

Year built: c1950

Land size: 356sqm (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

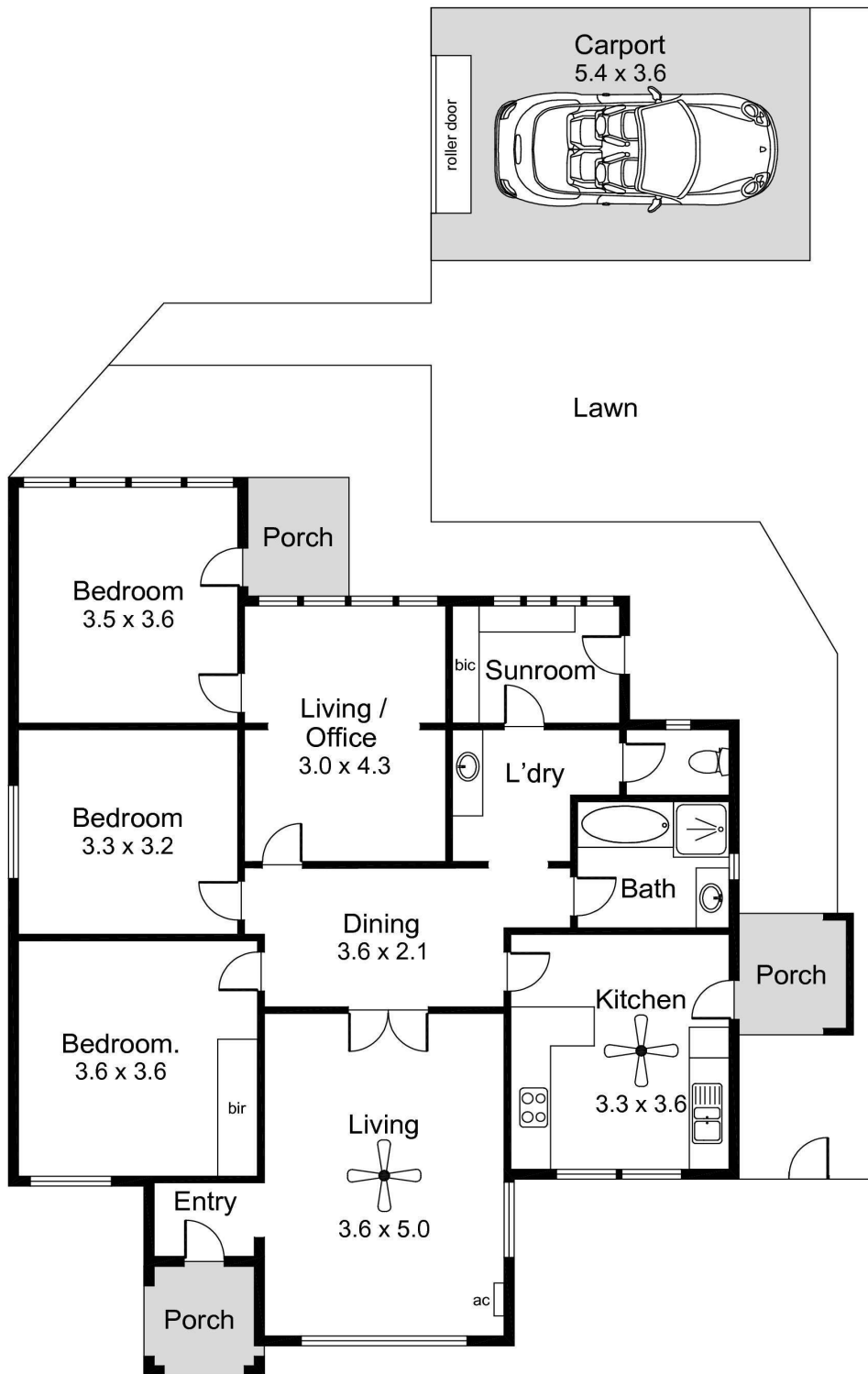
Property ID Y90HDM
Property Type House
Land Area 356 m2
Including Air Conditioning
Close to Schools
Close to Shops
Close to Transport

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Area (Estimate only)	
Living	107.5 m ²
Carport	19.4 m ²
Porch	8.9 m ²
Total	165.2 m²



For illustrative purposes only.
All measurements are approximate