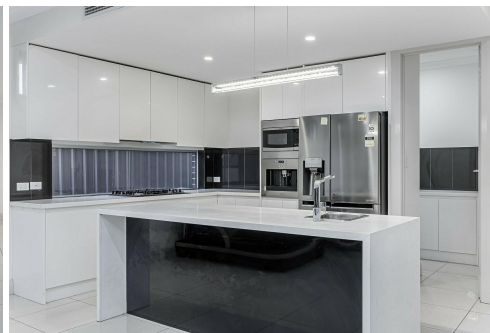
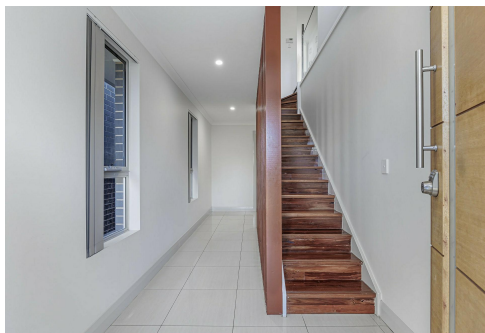




Richmond, 34a Bickford Street

Luxury Family Home with Self-Contained Granny Flat

A luxurious home within arms reach of local amenities with a rare self-contained granny flat.

The primary residence offers a spacious living, dining and kitchen area. The kitchen boasts ample storage, a gas cooktop, dishwasher, stone benchtops including a waterfall island bench, and a luxurious butlers pantry, packed with storage.

The 3rd bedroom located downstairs is fitted with a built in wardrobe, and a fully equipped bathroom adjacent. The laundry is towards the front of the home, along with internal access from the double garage.

Heading upstairs, a 2nd living room leads out to a balcony at the front of the home. The two remaining bedrooms are located upstairs. The smaller of the two features a built-in wardrobe, while the master boasts two walk-in wardrobes and an ensuite. The family



For Sale
\$1,190,000

View
ljhooker.com.au/X13HDM

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bathroom upstairs is equipped with a bathtub and separate WC.

The self-contained granny flat, including two bedrooms, one with storage, a living meals area adjacent to the kitchen which features a gas cooktop, plenty of storage and a hidden laundry.

Outside the gardens are easy to care for, with artificial lawn both front and back. The home offers ample off-street parking along with the double garage.

Bustling cafes and restaurants are all within easy reach, under 15 mins to the CBD, and public transport within walking distance. Some of Adelaide's best beaches are only a short drive away, including Grange and West Beach. Excellent schooling options nearby include Richmond and Cowandilla Primary, or for secondary school, Plympton International College.

Key Features

- 3 Bedrooms in the main house, master with WIR and ensuite
- Open plan living and dining area downstairs with split system AC
- Kitchen with stone benches, gas cooktop, dishwasher and butlers pantry
- 2nd living area upstairs overlooking a balcony
- Additional ducted A/C throughout primary residence
- Family bathroom with bathtub and separate WC
- Laundry fitted with ample storage and stone benches
- Granny flat boasting 2 bedrooms, one with storage and a split system AC, a modern kitchen with a gas cooktop, a laundry tucked into the kitchen cupboards, and eat in living and meals area.

Specifications

Title: Torrens Titled

Year built: 2017

Land size: 374 sqm (approx)

Council: City of West Torrens

Council rates: \$1,508.20pa (approx)

ESL: \$160pa (approx)

SA Water & Sewer supply: \$196.78pq (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



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More About this Property

Property ID	X13HDM
Property Type	House
Land Area	374 m ²
Including	Ensuite Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Heating Roller Door Access Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

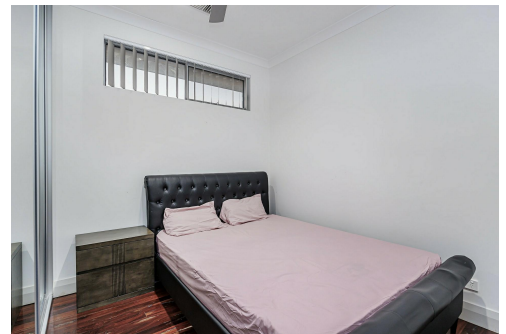
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Principal | justin@ljhooker.me

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