



## Richmond, 7B Bickford Street

### Low Maintenance Home in Sought After Setting

Tucked away from the road, this modern home provides a peaceful, low-maintenance lifestyle while offering plenty of space for the whole family.

Inside, you'll find three generously sized bedrooms, all with soft carpets for added comfort, and two with built-in wardrobes. The two-way bathroom features a well-appointed powder room with ample storage, two separate WCs, and a bathtub. The laundry, which is incorporated into the garage, offers ample storage space.

At the rear of the home, the open-plan living and dining area boasts easy-care tiled flooring, creating a seamless space for everyday living. The adjoining kitchen is well-equipped with generous bench and storage space, a gas cooktop, and a dishwasher.

Step outside to the courtyard and entertaining area-an ideal setting for gatherings with family and friends or a relaxing morning coffee. The gardens are easy to maintain, featuring a mix of lawn and garden beds that can be customized to suit your preferences.



**Disclaimer:** 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.

# SOLD



**For Sale**  
\$791,000

**View**  
[ljhooker.com.au/XCXHDM](http://ljhooker.com.au/XCXHDM)

**Contact**  
**Thanasi Mantopoulos**  
0421 188 498  
[thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

**Justin Peters**  
0423 341 797  
[justin@ljhooker.me](mailto:justin@ljhooker.me)

**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

For parking, the home offers ample off-street options, including a secure lock-up garage.

This location offers the convenience of being within walking distance to Hilton Plaza, making weekly shopping and visits to boutique stores effortless. A variety of local cafés and delicious restaurants are also nearby, providing plenty of options to explore. Close proximity to Richmond Oval, West Torrens dog park and Hamra Library. It falls within the zoning for Plympton International College and is conveniently close to Richmond Primary School. Plus, the city and coastline are both just a short 10-minute drive away.

#### Key Features

- Three good sized bedrooms, two with built-in wardrobes and cosy carpets
- Two way bathroom with 2 WC's and a separate bathtub
- Laundry with plenty of storage
- Kitchen equipped with ample bench and storage space, dishwasher and gas cooktop
- Open plan living and meals area
- Undercover entertaining area overlooking the easy care gardens
- Ample off-street parking including a lock up garage
- Low maintenance tiled flooring to main living areas
- Ducted air conditioning
- 6.87Kw solar system

#### Specifications

Title: Community Title

Year built: 2010

Land size: 250sqm (approx)

Council: City of West Torrens

Council rates: \$1,409.00pa (approx)

ESL: \$152.80pa (approx)

SA Water & Sewer supply: \$189.01pq (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



**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

**Disclaimer:** 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.

## More About this Property

<b>Property ID</b>	XCXHDM
<b>Property Type</b>	House
<b>Land Area</b>	250 m2
<b>Including</b>	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](mailto:thanasi@ljhooker.me)

**Justin Peters 0423 341 797**

Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

**LJ Hooker Mile End | Woodville (08) 8352 7111**

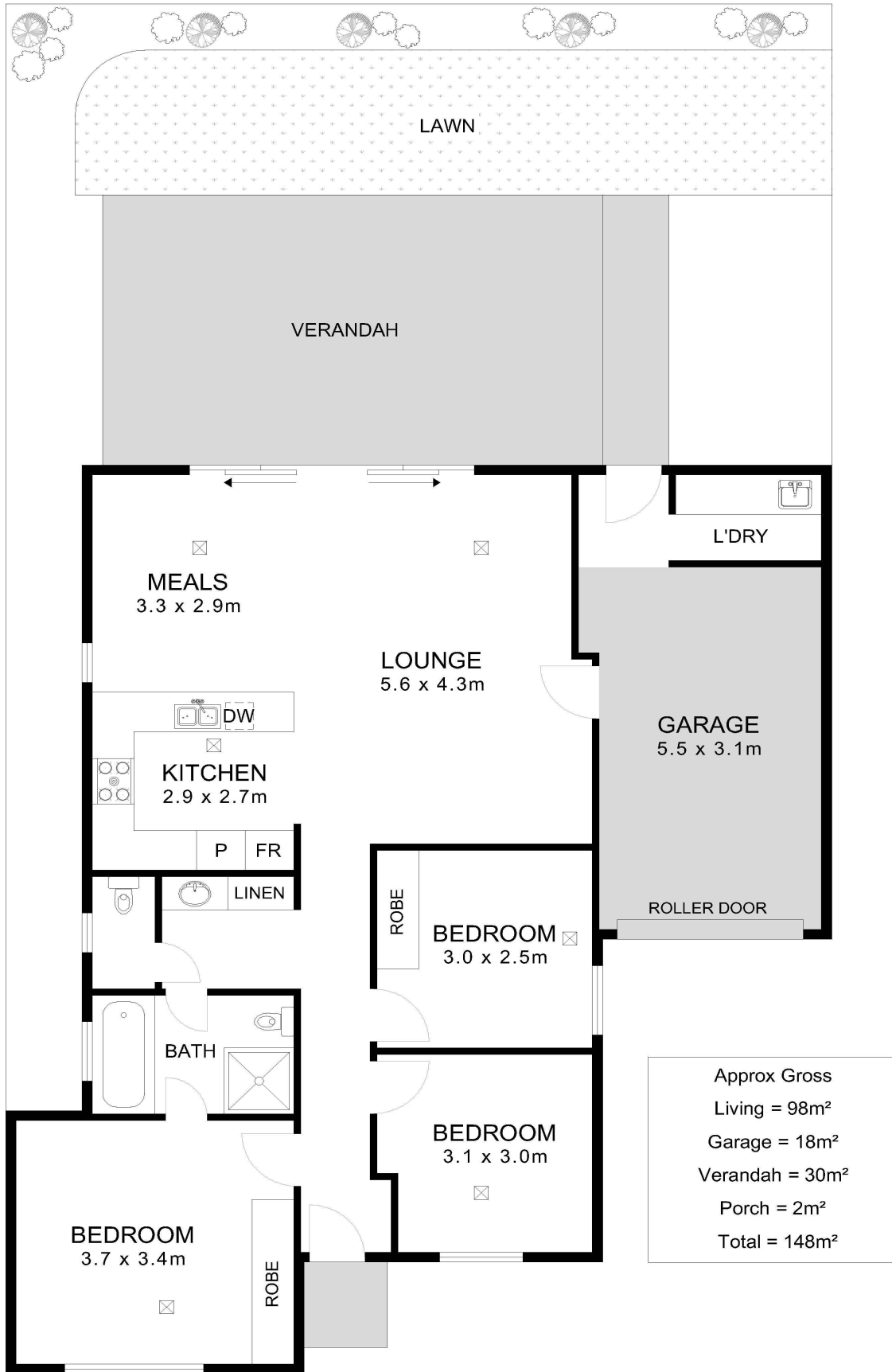
206A Henley Beach Road, TORRENSVILLE SA 5031

[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) | [admin@ljhookermileend.com.au](mailto:admin@ljhookermileend.com.au)



**LJ Hooker Mile End | Woodville  
(08) 8352 7111**

**Disclaimer:** 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.



## 7B Bickford Street Richmond

For illustrative purposes only. All measurements are approximate.  
 Andrew Waters Photography