

## Richmond, 8 Bignell Street

### Charming Brick Home with Potential Plus

This charming brick home offers potential plus - Whether you're looking for a first home, investment or your redevelopment options (STPC), this home will have something for everyone.

The home boasts a sun-filled lounge room at the front of the home. The two bedrooms at the front of the home include cosy carpets and ceiling fans. Located at the back of the home, the third bedroom features a split system AC and has back yard access.

The kitchen centrally located in the home includes ample bench and cupboard space and a gas cooktop, while the meals area adjacent offers direct back yard access. The bathroom features a separate bathtub and the laundry is conveniently located at the rear of the home, with an additional WC.

A detached rumpus room features a kitchenette, ceiling fan and split system AC, which



**For Sale**  
\$1,132,000

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

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could suit guests or a teenagers retreat. The gardens include established fruit trees and lawn, plus garden sheds for storage. Multiple entertaining areas are available including a pitched roof verandah with a fan. Ample off-street parking is available with a secure carport and driveway parking.

Positioned just under a 15 minute drive to the CBD, and public transport is within walking distance. Families will appreciate the proximity to local schools including Richmond Primary and Plympton International College nearby. Everyday essentials are easily accessible with nearby local shops, or you can enjoy a shopping spree at Harbour Town. For outdoor enthusiasts, Birdwood Terrace is just down the road, featuring parks, tennis courts, BBQ areas, and scenic bike paths.

#### Key Features

- Three good sized bedrooms, two include ceiling fans
- Third bedroom includes backyard access and a split system air conditioner
- Front lounge room has large windows filling the room with natural light
- Kitchen boasts ample bench and cupboard space and a gas cooktop
- Meals area adjacent to the kitchen, with backyard access
- Bathroom includes a separate bathtub
- Laundry features an additional WC
- Detached rumpus room with a kitchenette, split system AC and ceiling fan
- Multiple entertaining spaces including a pitched roof verandah with a ceiling fan
- Spacious gardens include established fruit tree and multiple garden sheds
- Off-street parking available with a secure carport and driveway parking
- Roller shutters fitted to front windows

#### Specifications

Title: Torrens Title

Year built: c1950

Land size: 724sqm (approx)

Site dimensions: 19.2m x 37.7m (approx)

Council: City of West Torrens

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

ESL: \$152.80pa (approx)

SA Water & Sewer supply: \$189.01pq (approx)

(STPC) Subject To Planning Consent

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	XGCHDM
Property Type	House
Land Area	724 m2
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

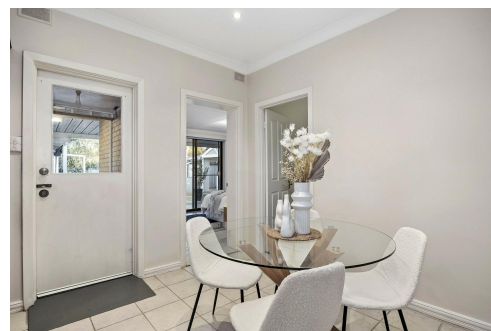
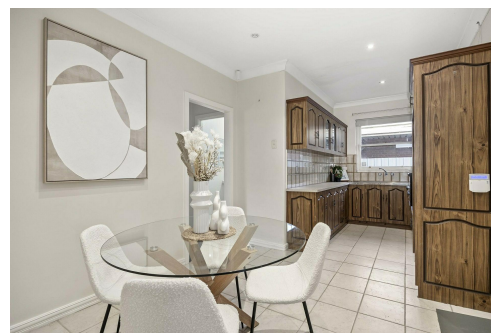
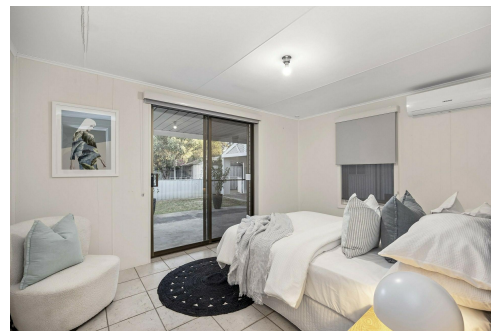
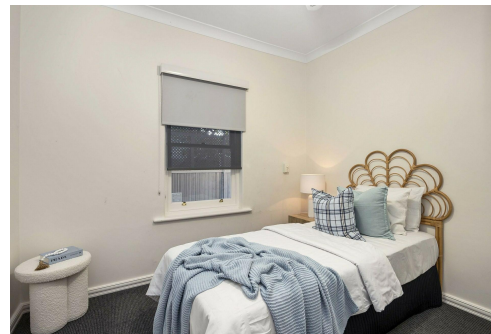
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Approx Gross
Living = 84m <sup>2</sup>
Flat = 53m <sup>2</sup>
Carport = 38m <sup>2</sup>
Verandah = 75m <sup>2</sup>
Pergola = 26m <sup>2</sup>
Total = 276m <sup>2</sup>

## 8 Bignell Street Richmond

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