



## Richmond, 13 Arthur Street

Executive Townhouse in Sought After School Zones



Offering the perfect lock-and-leave lifestyle in a spacious, modern home featuring multiple living areas all while being located in the highly sought after Adelaide High & Adelaide Botanic High Schools.

At the front of the home a study nook creates an ideal work from home location, complete with storage. The passage leading through to the main living area of the home features a glass feature wall.

The open plan living and meals area, adjacent to the spacious kitchen, opens out to two separate outdoor spaces. The modern and stylish kitchen is equipped with ample storage and bench space, quality appliances including a gas cooktop and dishwasher, plus a breakfast bar for additional casual seating. The laundry and WC are both located downstairs, tucked under the stairs.

**For Sale**  
\$877,500

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

**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)



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

Upstairs, you'll find a second living space, offering a quiet space to relax with a good book. The three bedrooms are all located upstairs, the master is fitted with a walk-in wardrobe and an ensuite which features dual basins and a spacious shower. The 2 remaining bedrooms both feature built-in wardrobes, plus the centrally located main bathroom.

This home offers multiple entertaining area options, including a decked space at the back of the home. The easy care gardens are ideal for busy families or professionals. Plenty of off-street parking available including a lock up carport plus driveway parking.

You'll love the lifestyle this location offers. Just a 5 minute drive into the CBD, or hop on convenient public transport along Sir Donald Bradman Drive. Walking distance to local cafes, and Hilton Plaza also close by. Cheer on the local footy team on the weekends, or head over the Henley Square for decadent restaurants. Excellent schooling options nearby including Richmond Primary.

### Key Features

- Modern kitchen equipped with a gas cooktop, dishwasher and ample bench and storage space
- Open plan living and meals area downstairs
- Study nook at the front of the home with storage
- Laundry and additional WC on the ground floor of the home
- Second living area on the landing
- Master bedroom features a walk in wardrobe and ensuite with dual basins and spacious shower
- Bedrooms 2 and 3 both have built-in wardrobes
- Main bathroom centrally located upstairs
- Multiple entertaining areas outside including a decked area
- Low maintenance gardens
- Single lock up carport plus driveway parking

### Specifications

Title: Torrens Titled

Year built: 2021

Council: City of West Torrens

Council rates: \$1,230.40pa (approx)

ESL: \$139.75pa (approx)

SA Water & Sewer supply: \$175.01pq (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



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## More About this Property

Property ID	XATHDM
Property Type	Townhouse
Including	Ensuite Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Roller Door Access Window Treatments

### Thanasi Mantopoulos 0421 188 498

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

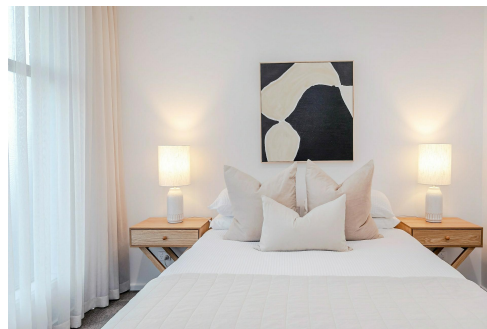
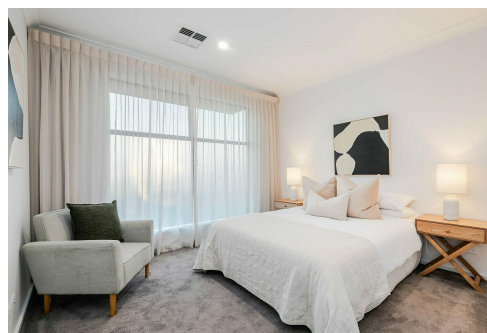
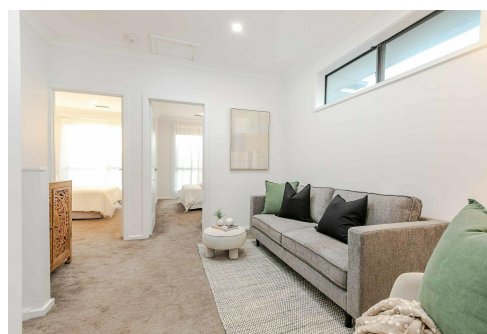
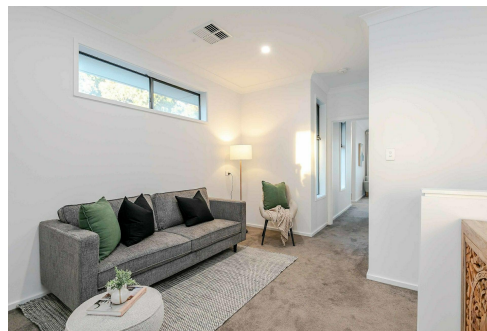
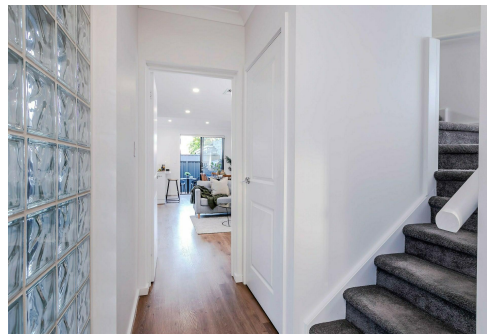
### Justin Peters 0423 341 797

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

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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)



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