




848 Torrens Road, Rosewater

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Affordable Home for Renovators, 1st Home Buyers or Investors

If you're a 1st home buyer or investor wanting an affordable home that you can either live in, renovate or rent out, then this circa 1910 home may be just what you're looking for.

Set on a handy sized block of some 492sqm, it is situated in the quiet end of Torrens Road, not far from Port Adelaide with its shops and cafes, and it's also an easy drive to the West Lakes Shopping Mall. The home is close to schools and the Alberton train station if you want to commute to the city or Port Adelaide.

The kitchen is neat, light and airy with a gas cook top, lots of bench space & ample cupboard space. The meals area is adjacent to the kitchen & there is a spacious lounge room.

The décor is pleasant, light and airy and the polished timber floors add to the charm of the home.

There are 3 good sized bedrooms, making it ideal to rent out or update.

There's a single garage and room for other cars to be parked off-

FOR SALE
\$590,000

AGENTS

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AGENCY

LJ Hooker Mile End | Woodville
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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**

street. In addition, there's a verandah which is ideal for outdoor living. The backyard is private and uncluttered with ample room for children to run and play. The home is set on a good sized but easy-care block of some 492sqm.

The home has been tenanted but is now unoccupied.

It would benefit from updating and would be a great 1st home or investment. Alternatively, the home could be demolished, and you could build a sparkling new home (subject to all consents)

Key Features

- Light and airy kitchen with ample bench and cupboard space
- Spacious lounge room with a ceiling fan
- Separate meals area adjacent to the kitchen
- Three good sized bedrooms
- Laundry and bathroom at the back of the home
- Undercover entertaining area
- Private back yard with plenty of space for growth
- Secure garage plus plenty of other off-street parking

Specifications

Title: Torrens Title

Year built: c1910

Land size: 492sqm (approx)

Council: City of Port Adelaide Enfield

Council rates: \$1,157.30pa (approx)

ESL: \$120.05pa (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	XVXHDM
Property Type	House
Land Area	492 m2
Including	Close to Transport

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

Approx Gross
 Living = 96m²
 Garage = 19m²
 Verandah = 18m²
 Porch = 13m²
 Total = 146m²