



2/4 Ballantyne Street, Thebarton

Stylish, Fully Renovated Character Home with Light-Filled Living & Entertaining Appeal

Auction | Sunday 31st May @ 11:30am

Perfectly combining timeless charm with modern upgrades, this beautifully renovated two-bedroom character home offers an effortless lifestyle in a highly sought-after inner-west location. With light-filled interiors, quality finishes, and excellent outdoor space, it's an ideal choice for first home buyers, downsizers, or investors.

Step inside to discover a home defined by high ceilings, large windows, and an abundance of natural light throughout. At the heart of the home, the updated kitchen is both stylish and functional, featuring ample storage, induction cooktop, dishwasher, and a bright garden window opening out to the outdoor entertaining area, perfect for hosting family and friends.

The central lounge provides a comfortable retreat, complete with split system air conditioning, while both bedrooms are generously sized and fitted with low-maintenance natural timber floorboards. The master bedroom also includes its own split system for year-round

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FOR SALE

\$1,020,000

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AGENCY

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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**

comfort.

A standout feature is the beautifully renovated bathroom and laundry combination, enhanced by a skylight that fills the space with natural light. Thoughtfully designed, it offers both practicality and modern appeal, along with excellent storage.

Outside, enjoy a private front courtyard and a long driveway leading to a secure lock-up garage, offering ample off-street parking. The rear yard is neat and low-maintenance, complemented by a decked entertaining area with a large pergola, ideal for relaxed outdoor living. A garden shed provides additional storage.

Set in a prime lifestyle location, you're within walking distance to Brickworks Marketplace, Plant 4 Bowden, The Lost Loaf, and The Wheatsheaf Hotel. Enjoy nearby green spaces like Dove Street Reserve and the scenic River Torrens Linear Park Trail. With major hospitals and the Adelaide Entertainment Centre close by, easy access to public transport (including free tram services), and the CBD just minutes away, convenience is truly at your doorstep. The coast is also within easy reach, only a short drive away.

Zoned for Adelaide High School and Adelaide Botanic High School, this location is highly desirable for both families and professionals alike.

Key Features:

- Fully renovated throughout with modern finishes
- Character home with high ceilings and large windows
- Abundant natural light throughout
- Two spacious bedrooms with timber floorboards; master with split system AC
- Central lounge with split system air conditioning
- Stylish kitchen with induction cooktop, dishwasher, ample storage & garden window
- Renovated bathroom/laundry with skylight
- Private front courtyard
- Long driveway leading to secure lock-up garage
- Decked outdoor entertaining area with large pergola
- Tidy, low-maintenance backyard
- Garden shed for additional storage

Specifications

Title: Torrens Title

Year built: c1920

Land size: 220sqm (approx)

Council: City of West Torrens

Council rates: \$1,449.90pa (approx)

ESL: \$151.10pa (approx)

SA Water & Sewer supply: TBC

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	YDVHDM
Property Type	House
Land Area	220 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

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