



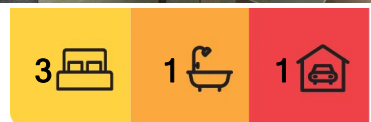
## Torrens, 87 Beasley Street

### PRIVATE GARDEN SANCTUARY WITH MODERN COMFORTS

Nestled behind a beautifully landscaped front garden, this charming three-bedroom home offers a perfect balance of classic character and modern convenience. Designed for both relaxation and entertaining, it features all of life's modern comforts, all within a prime location that seamlessly blends natural serenity with urban convenience.

Inside, large windows and timber flooring create a warm and inviting atmosphere in the formal living area, complete with ample storage and ducted heating and cooling for year-round comfort. Designed for practical family living, the open-plan dining area seamlessly connects to the updated kitchen, which boasts modern benchtops, gas cooking, a dishwasher, and abundance of storage. Large windows frame the lush backyard, making it easy to entertain or keep an eye on the children.

All three bedrooms are generously sized, featuring built-in robes, timber flooring, and



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EER ★★☆☆☆☆

**LJ Hooker Woden | Weston**  
**(02) 6288 8888**



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tranquil garden views. They are serviced by a modern bathroom, complete with floor-to-ceiling tiles, a shower/bath, and a separate WC.

The outdoor space is a true private retreat, with a paved entertaining area, an open deck and a beautifully established garden designed to thrive in all seasons while grassed areas provide space for relaxation or play.

- Private and freshly updated family home
- Externally Painted March 2025
- R4 Ceiling Insulation
- Bright open plan living and dining
- Three bedrooms all with built in robes
- Modern kitchen with gas cooking, dishwasher, benchtops and clever storage
- Updated main bathroom
- Single carport and garden shed
- Linen closets
- Large modern laundry
- Timber flooring and fresh carpet throughout
- Outdoor entertaining with grassed and paved areas plus easy care established gardens
- Walking distance to Torrens Shops, plus Torrens Primary and Melrose High Schools
- Close to arterial roads
- Swing set, cubby house and slide
- Polystyrene underfloor insulation throughout (adding a minimum of R1.5)
- Updated (2020) electric ducted heating and cooling
- Land is large enough to accommodate dual occupancy development with separate titles

Land size: 809m2

Living size: 100m2 living | 20m2 carport

Land value: \$744,000 (2023)

Rates: \$3,783 p.a. (approx.)

Land tax: \$6,708 p.a. (approx.)

Construction: 1968

EER: 2.0 stars

## More About this Property

<b>Property ID</b>	J1UH5W
<b>Property Type</b>	House
<b>House Size</b>	120 m2
<b>Land Area</b>	809 m2
<b>EER</b>	2

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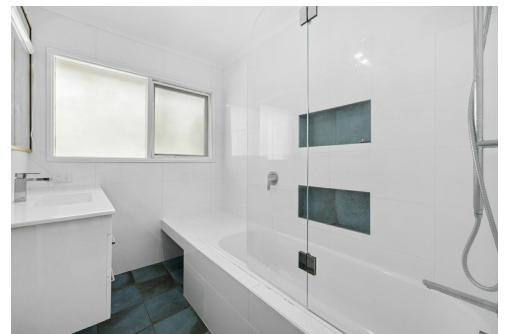
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The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries.

