

## Torrensville, 12/2 Rankine Road

Stylish and Secure Boutique Living - An Inner West Gem

Best Offers By Tuesday 27th May @ 3pm

Perched on the top floor of a contemporary building, this residence offers a sleek, low-maintenance lifestyle with the added assurance of secure access and off-street parking.

This apartment features a versatile floorplan, allowing for three bedrooms or two bedrooms plus a home office. The master bedroom includes an ensuite, while two of the bedrooms come with built-in wardrobes for added convenience.

The open-plan living and dining area flows seamlessly into a well-appointed kitchen, complete with generous cupboard space, stone benchtops, and quality appliances. A centrally located main bathroom mirrors the ensuite with its floor-to-ceiling tiling, and a European-style laundry is discreetly positioned behind bifold doors, offering ample storage and bench space.

3 2 1

**For Sale**  
Please Call

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

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

Enjoy sweeping views from your private balcony - the perfect setting for a morning coffee or evening glass of wine. Additional features include a secure undercover car space, fob access, and elevator access to level three.

Delivering an unbeatable lifestyle, this home is perfectly positioned between the city and the sea, just steps from the cafes, shops, and restaurants of Henley Beach Road, with public transport close by. Families will appreciate the close proximity to schools including Torrensville Primary and Underdale High School.

#### Key Features

- Kitchen with ample storage, stone benchtops and quality appliances
- Open plan living and meals area with access to a private balcony
- Three bedrooms, or two and a home office
- Two bedrooms include built-in wardrobes, master has a private ensuite
- Both bathrooms feature floor to ceiling tiling and quality fixtures
- European laundry hidden behind bi-fold doors
- Ducted reverse cycle air conditioning
- Double glazed windows and balcony door
- Secure fob entry and roller door access to the undercover car park
- Lift access to level 3

#### Specifications

Title: Community Title

Year built: 2019

Council: City of West Torrens

Council rates: \$1,165.95pa (approx)

ESL: \$125.25pa (approx)

SA Water & Sewer supply: TBC

\*Selected images are for artistic purposes, and were taken upon the building's completion in 2019.

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	XMJHDM
Property Type	Apartment
Including	Ensuite Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

**Thanasi Mantopoulos 0421 188 498**

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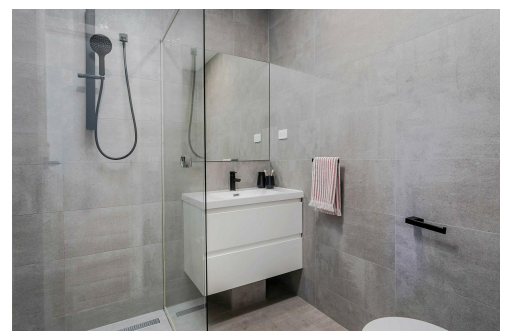
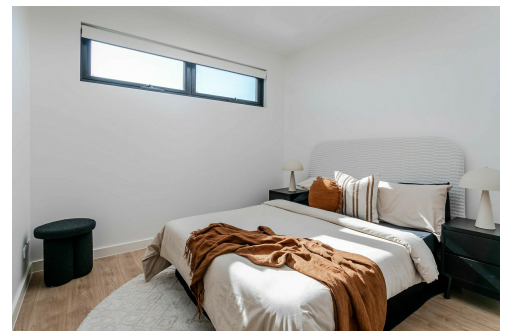
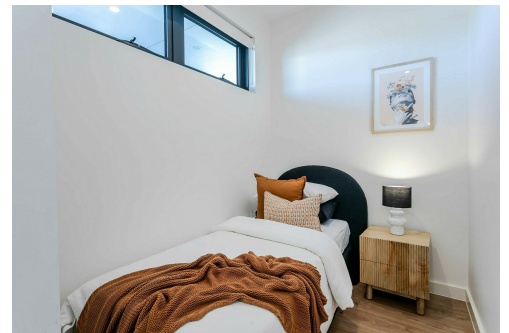
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**LJ Hooker Mile End | Woodville (08) 8352 7111**

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