

Torrensville, 101b Ashley Street

Torrens Titled, Near New Home in Thriving Location

This modern townhouse features many creature comforts, while being low maintenance - perfect for busy families or professionals.

The ground floor of the home features a well equipped kitchen, which includes stone benches, a gas cooktop and ample storage space. Adjacent to the kitchen is the spacious lounge and meals area, fitted with a split system air conditioner for year round comfort. Toward the front of the home, you'll find the laundry and powder room.

Large windows over two storeys flood the staircase with natural light, leading you to the 1st floor. Three bedrooms on this level all feature built-in wardrobes and are serviced by the central bathroom. One of the bedrooms is fitted with a split system AC, while the front room offers a private balcony overlooking the front yard.

Outside, the gardens are simple and easy to care for, including artificial lawn, and a paved



For Sale
\$785,000

View
ljhooker.com.au/X5DHDM

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LJ Hooker Mile End | Woodville
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entertaining area at the back of the home which is ideal for entertaining. Off-street parking is available with a garage and driveway parking.

This location is all about convenience, step out your door to a local bakery and coffee shop, or head to the nearby Brickworks Marketplace for weekly shopping or a bite for lunch. Under a 15 minute drive into the CBD, or leave the car at home and jump on handy public transport, with bus stops within walking distance. Great schooling options nearby including Torrensville Primary and Underdale High School

Key Features:

- Open plan lounge and meals with split system air conditioner
- Kitchen with stone benches, gas cooktop and ample storage
- Laundry and powder room downstairs
- Light filled stairwell leading upstairs
- All bedrooms feature built-in wardrobes
- Private balcony access from the front bedroom
- Split system air conditioning fitted to larger bedroom
- Easy care gardens with artificial lawns, and paved entertaining area
- Secure garage plus driveway parking

Specifications

Title: Torrens Titled

Year built: 2018

Land size: 181sqm (approx)

Council: City of West Torrens

Council rates: \$1,309.70pa (approx)

ESL: \$145.55pa (approx)

SA Water & Sewer supply: \$181.23pq (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	X5DHDM
Property Type	House
Land Area	181 m ²
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Roller Door Access Window Treatments

Thanasi Mantopoulos 0421 188 498

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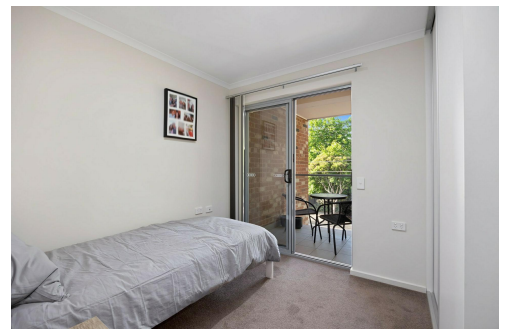
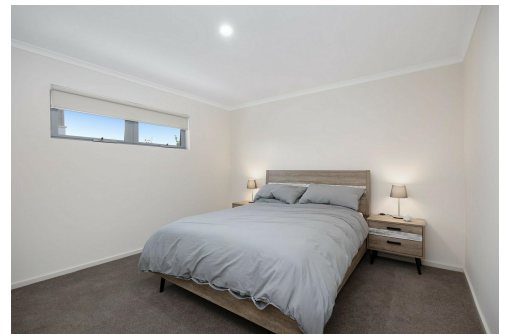
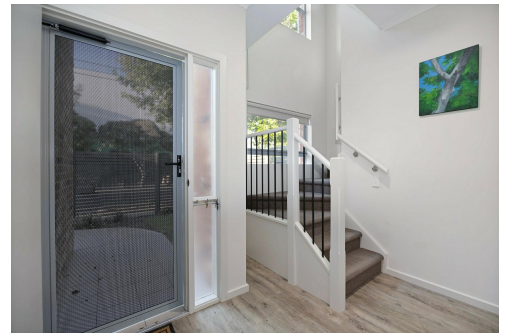
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206A Henley Beach Road, TORRENSVILLE SA 5031

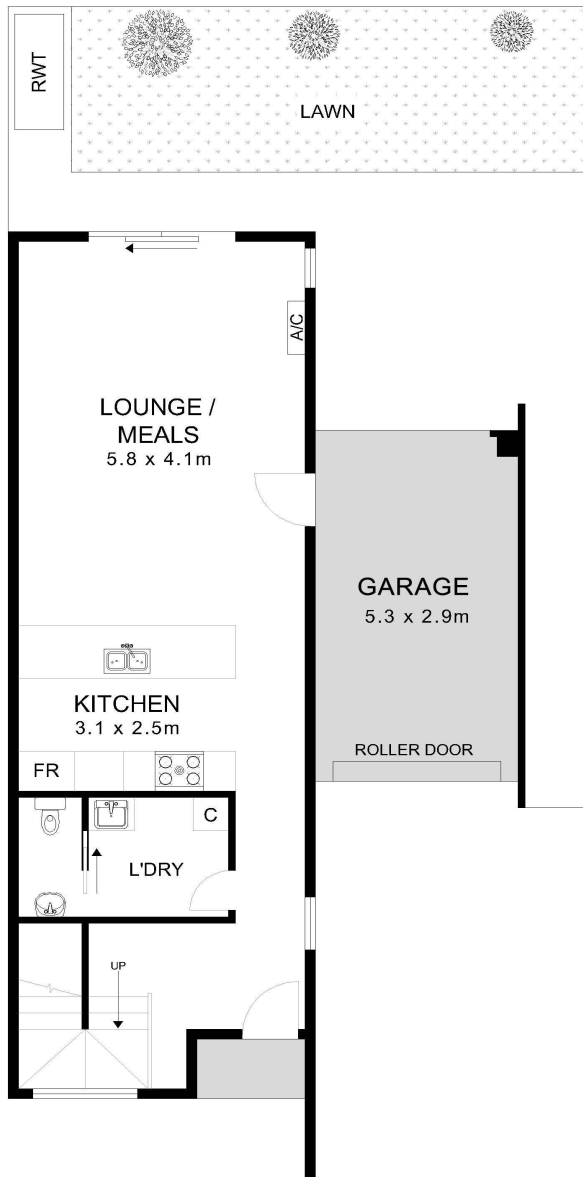
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GROUND FLOOR



FIRST FLOOR

101b Ashley Street Torrensville

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