



11 Ross Street, Torrensville

## Character Home with Endless Potential in the Heart of Torrensville

Auction Sunday 21st September @ 12:30pm

Perfectly positioned in one of Adelaide's most in-demand inner-west locations, this charming character home is brimming with opportunity. With polished timber floors, soaring ceilings, and generously proportioned rooms, it combines timeless appeal with endless scope to renovate, extend, or redevelop (STPC).

At the front of the home, three spacious bedrooms provide comfortable accommodation, two complete with ceiling fans. A central living room with split-system air conditioning ensures year-round comfort, while the functional kitchen with gas cooking adjoins a dedicated dining space. To the rear, a bathroom with bathtub, separate WC, and practical laundry complete the layout.

Outdoors, the secure backyard offers room for children and pets to play, while a covered verandah creates the ideal space for weekend entertaining. A garden shed adds handy storage, and the long driveway with carport provides ample off-street parking.

3 1 3

**FOR SALE**  
Contact Agent

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

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**

Lifestyle is key in Torrensville. Just a short stroll to vibrant Henley Beach Road, you'll enjoy an abundance of cafés, dining, and shopping, plus easy access to the CBD. Or take a quick drive west to Henley Square and Adelaide's beautiful beaches. Families will appreciate the nearby parks and quality schools, including Torrensville Primary and Underdale High.

#### Key Features

- Generous 712 sqm allotment
- Three good sized bedrooms, two equipped with ceiling fans
- Central lounge with a split system AC
- Kitchen includes a gas cooktop, and dining area adjacent
- Laundry, bathroom and separate WC towards the back of the home
- Secure back yard includes a garden shed
- Ample off-street parking including a carport
- Polished timber floorboards and high ceilings throughout

#### Specifications

Title: Torrens Title

Year built: c1926

Land size: 712sqm (approx)

Site dimensions: 15.66m x 45.50m (approx)

Council: City of West Torrens

Council rates: \$1,759.25pa (approx)

ESL: \$172.65pa (approx)

SA Water & Sewer supply: \$216.53pq (approx)

(STPC) Subject To Planning Consent

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 KVQHDM  
Property Type House  
Land Area 712 m2  
Including Close to Schools  
Close to Shops  
Close to Transport  
Window Treatments

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