



12C Jervois Street, Torrensville

Designer Two-Storey Residence with Bespoke Finishes & Exceptional Inner-West Lifestyle

Privately positioned in the heart of Torrensville, 12C Jervois Street delivers an impressive combination of contemporary architecture, meticulous craftsmanship and considered luxury. Extensively upgraded beyond a standard development specification, this sophisticated two-storey residence has been finished with an exacting attention to detail, creating a home that is stylish, highly functional and remarkably easy to live in.

Behind secure electric gates, the home's intelligent design immediately sets it apart. The floorplan places the master suite on the ground floor, providing excellent separation and long-term practicality, while the upper level accommodates two additional bedrooms, the main bathroom and a versatile rumpus retreat—an ideal second living space for children, guests or quiet relaxation.

At the heart of the residence is an expansive open-plan living and dining zone, beautifully complemented by engineered Blackbutt timber flooring and an abundance of natural light. The interiors have been carefully curated with high-spec designer finishes, extensive custom

3 2 2

FOR SALE
\$1.050M - \$1.150M

VIEW
By Appointment

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joinery, stone benchtops throughout and dimmable lighting to the main living spaces, creating an understated yet sophisticated contemporary aesthetic.

The kitchen continues the premium specification, appointed with Miele appliances including an induction cooktop, a fully integrated ASKO dishwasher, stone surfaces, extensive cabinetry and a plumbed fridge alcove. A generous walk-in pantry provides excellent additional storage, while the open design allows the kitchen to connect effortlessly with the dining, living and outdoor entertaining areas.

Privately positioned downstairs, the master bedroom is a refined retreat complete with walk-in robe, ensuite and additional custom joinery. Upstairs, two further bedrooms are complemented by built-in storage and ceiling fans, while the central bathroom and separate WC are joined by the versatile rumpus room to create a superbly functional second level.

Outdoor entertaining has been equally well considered. The covered verandah incorporates an outdoor kitchen with Weber Q, complemented by café blinds to create a protected space for entertaining throughout the seasons. A garden shed provides additional storage, while established landscaping is supported by an automated irrigation system that can be controlled remotely via phone.

Secure car accommodation is provided by the garage positioned behind the electric gates, while shared visitor parking at the front provides additional convenience for guests. The garage itself has been newly carpeted and incorporates custom joinery and an indoor clothesline, adding further versatility to the space.

The location completes the offering. Just a short stroll from vibrant Henley Beach Road, enjoy an outstanding selection of cafés and restaurants together with easy access to Brickworks Marketplace, the recently refurbished Thebarton Theatre and the inner west's popular hospitality precincts. Adelaide's CBD is only minutes away, while excellent public transport and straightforward access to Henley Square, Harbour Town and the western coastline place the best of the inner west within easy reach. Families will also appreciate proximity to Torrensville Primary School and zoning for the highly sought-after Adelaide High School and Adelaide Botanic High School.

Key Features

- Sophisticated two-storey contemporary residence
- Extensively upgraded with high-spec designer finishes throughout
- Three-bedroom design with ground-floor master suite
- Master bedroom with walk-in robe, ensuite and additional custom joinery
- Two upper-level bedrooms with storage
- Ceiling fans to all bedrooms and dimmable lighting
- Separate upstairs rumpus/second living area
- Beautiful central bathroom plus separate WC
- Expansive open-plan living and dining
- Premium engineered Blackbutt timber flooring
- Designer kitchen with stone benchtops and extensive cabinetry
- Miele appliances including induction cooktop
- Fully integrated upgraded ASKO dishwasher
- Walk-in pantry and plumbed fridge alcove
- Stone benchtops throughout wet areas
- " Covered outdoor entertaining with outdoor kitchen and Weber Q
- " Café blinds for enhanced year-round entertaining
- Custom plantation shutters plus block-out curtains and sheers
- Solar panel system
- App-controlled security system, front door, air conditioning,

- irrigation system and dishwasher
- Dimmer switches to living-area lighting
- Secure electric gates
- Secure garage with custom joinery and indoor clothesline
- " Shared visitor parking
- " Walk to Henley Beach Road cafés, restaurants and local retail
- Close to Brickworks Marketplace and Thebarton Theatre
- Minutes from the Adelaide CBD with convenient access to the coast
- Close to Torrensville Primary School
- Zoned for Adelaide High School and Adelaide Botanic High School

Specifications

Title: Community Title

Year built: 2022

Land size: 285 sqm (approx.)

Council: City of West Torrens

Council rates: \$1,701.25 pa (approx.)

ESL: \$174.40 pa (approx.)

SA Water & Sewer supply: \$230.32 pq (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

MORE DETAILS

Property ID	YRQHDM
Property Type	House
Land Area	285 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

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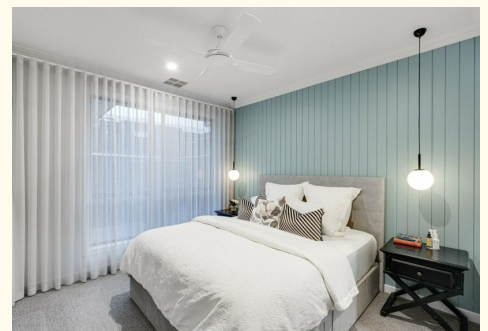
Hamid Nazari

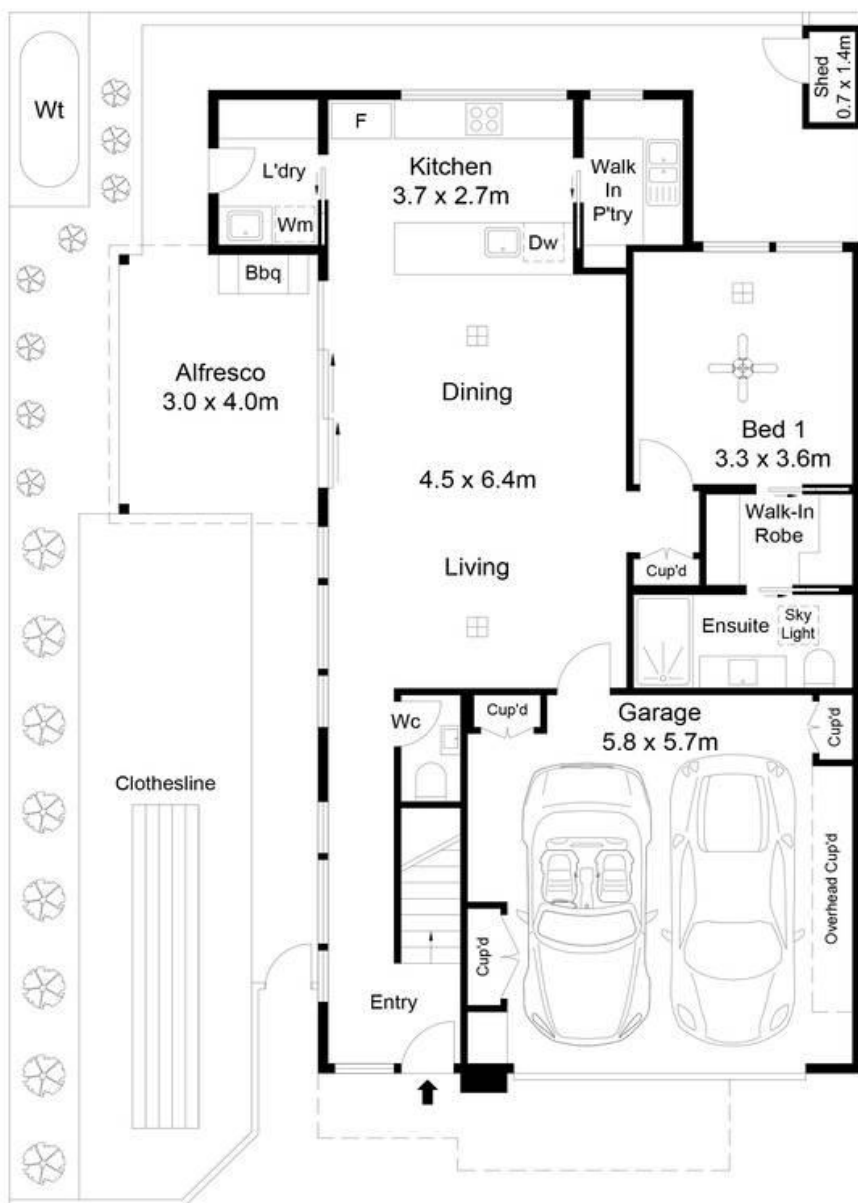
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Ground Floor



First Floor



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.