




130A North Parade, Torrensville

3  2  1 

Opulent Character Home with Architecturally Designed Extension

Showcasing timeless character enhanced by a beautifully executed architectural extension, this exceptional residence delivers refined family living with a perfect balance of charm and contemporary design.

A striking stone facade and inviting front porch set an impressive first impression, welcoming you into a home rich in warmth and elegance. At the front of the residence, three generously proportioned bedrooms are thoughtfully positioned, two of which feature French doors allowing fresh air and natural light to flow through.

The master suite is a true retreat, complete with dual built-in robes, a charming open fireplace and a stylish private ensuite. The centrally located main bathroom is ideally positioned to service the remaining bedrooms, complementing the home's practical and family-friendly layout.

At the rear, an architecturally designed extension forms the heart of the home. This light-filled open-plan living and dining space is

FOR SALE
\$1,395,000

AGENTS

Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Dragan Pancic
0421 977 361
dragan@ljhooker.me

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**

designed for both everyday comfort and effortless entertaining, seamlessly overlooked by a spacious contemporary kitchen. A dedicated study is cleverly tucked away, providing a quiet workspace without compromising the openness of the design.

The extension also incorporates a well-appointed laundry with direct access to the backyard, enhancing functionality and ease of living.

Outside, the home continues to impress with a versatile decked entertaining area, complemented by ceiling fans for year round comfort. A generous lawn provides ample space for children and pets, while secure fencing, an automatic gate and off-street parking complete this outstanding offering.

Perfectly positioned within walking distance of the vibrant Henley Beach Road precinct, you'll enjoy easy access to popular cafés and multicultural dining. The CBD is just a 15-minute drive away, with public transport conveniently nearby. Families are well catered for with excellent schooling options including Torrensville Primary School within walking distance and Underdale High School close by.

Key Features

- Luxe master bedroom with two wardrobes and ensuite
- All 3 bedrooms include ceiling fans
- Central main bathroom with separate powder room, WC and includes a bathtub
- Architecturally designed, light filled extension at the rear of the home
- Contemporary kitchen with quality appliances, ample storage space, and a servery window overlooking the back yard
- Dedicated study, ideal for students or working from home
- Laundry boasts generous storage and direct back yard access
- Undercover decked entertaining with ceiling fans
- Spacious lawn area with irrigation and gardens, ideal for vegetable patches
- Fully fenced property with an automatic gate offering secure off-street parking
- 6.6kw solar system with emberpulse energy monitoring and remote air con control
- HFC cable NBN with LAN cabled to office and TV area
- In built surround speaker system in living area and wired speakers to alfresco
- 22,000L Rain water tank plumbed to dishwasher, washing machine and toilets

Specifications

Title: Torrens Title

Year built: c1935

Land size: 352 sqm (approx)

Council: City of West Torrens

Council rates: \$1,836.60pa (approx)

ESL: \$178.05pa (approx)

SA Water & Sewer supply: \$222.13pq (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	Y4SHDM
Property Type	House
Land Area	352 m2
Including	Ensuite Study
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

Dragan Pancic 0421 977 361

Sales Executive | dragan@ljhooker.me

LJ Hooker Mile End | Woodville (08) 8352 7111

206A Henley Beach Road, TORRENSVILLE SA 5031

mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au

