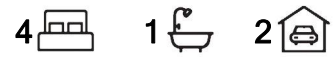


Torrensville, 14 Gifford Street

Charming Character home in Sought After Locale



Auction | Sunday 6th July @ 12:30pm

Featuring a head turning facade and tucked away in a sought after locale - this is an opportunity not to be missed. Venturing inside to elegant ceilings and charming polished floors - its family potential multiplies with four generously sized bedrooms. Three are positioned at the front of the home and each is equipped with a split system air conditioner. One of these bedrooms also includes a utility room with a handbasin-an ideal space to convert into an ensuite or walk-in robe in the future (STPC).

The central lounge offers a cosy fireplace, while the adjacent kitchen provides ample storage. Toward the rear, a separate dining room leads to the main bathroom, WC and the fourth bedroom-perfect for use as a home office. The spacious laundry, located just outside, includes an additional WC and shower for added convenience.

Auction

Sun 6th Jul @ 12:30PM

View

ljhooker.com.au/8QUHDM

Contact

Thanasi Mantopoulos

0421 188 498

thanasi@ljhooker.me

Dragan Pancic

0421 977 361

dragan@ljhooker.me



LJ Hooker Mile End | Woodville
(08) 8352 7111

Disclaimer: 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.

Outdoors, the backyard offers a generous space to design your own suburban retreat. A garden shed provides storage for tools or could be replaced with a larger shed (STPC). Offering ample off-street parking is available with a drive-through carport and additional driveway space.

Conveniently located just a short stroll from Henley Beach Road, offering easy access to your morning coffee, a relaxed dinner, or a quick commute to the CBD. Alternatively, make your way to the coast to unwind at Henley Square and take in the stunning nearby beaches. The area is ideal for families, with nearby parks and highly regarded schools such as Torrensville Primary and Underdale High.

Key Features

- Four bedrooms, three with split system ACs
- Fourth bedroom at the rear of the home could be an idea home office
- Central lounge with a fireplace and split system AC
- Kitchen offers ample storage space
- Bathroom and WC located off the rear utility room
- Laundry separate from the main home, includes additional WC and shower
- Spacious gardens with plenty of room for transformation
- Garden shed
- Carport and driveway parking
- Polished floorboards and high ceilings showcasing decorative ceiling roses

Specifications

Title: Torrens Title

Year built: c1926

Land size: 685 sqm (approx)

Council: City of West Torrens

Council rates: \$1,647.10pa (approx)

ESL: \$170.15pa (approx)

SA Water & Sewer supply: \$207.67pq (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



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More About this Property

Property ID	8QUHDM
Property Type	House
Land Area	685 m2
Including	Air Conditioning Close to Schools Close to Shops Close to Transport

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

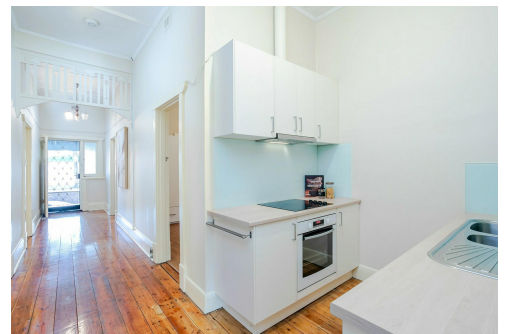
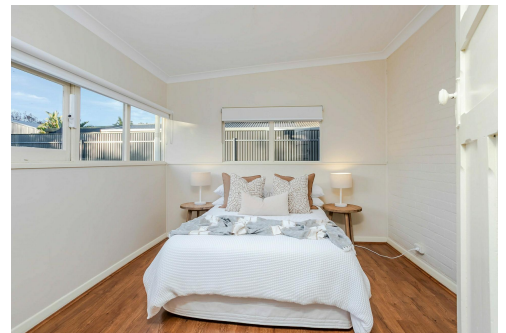
Dragan Pancic 0421 977 361

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



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