



Torrensville, 14 Ross Street

Charming Character Home with Multiple Living Areas

This much loved home is ready for a new family to create lasting memories. Move in as is, or add your own personal touches to the home, there is plenty of potential on this commanding 679sqm* allotment.

The home boasts three spacious bedrooms, all with ceiling fans. The first of two lounges towards the front of the home offers a separate space for family or entertaining guests. The bathroom located off the back passage has a convenient separate WC.

The kitchen is equipped with ample cupboard space and a gas cooktop, and overlooks the large family room at the back of the home. Fitted with an air conditioner and gas heater, and stylish polished concrete flooring.

Outside, the long verandah is ideal for entertaining, and the garden provides plenty of space for children and pets to play. Even with a few mature fruit trees, this garden has



For Sale
\$1,080,000

View
ljhooker.com.au/X1UHDM

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LJ Hooker Mile End | Woodville
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plenty of room for future growth. There is plenty of storage space with multiple sheds, plus an external laundry with additional WC and a retreat, which needs a little TLC.

Torrensville offers quick access to the city or the coast via Henley Beach Road. Spend your weekends exploring the cafes and restaurants nearby, including Karma and Crow, Latte Studio and an array of restaurants of different cuisines to try. Choice of grocery stores nearby including Drakes Foodland at Torrensville Plaza, or head up to the Brickworks Marketplace for a selection of essential and boutique shops including a Tony and Marks. Great school options nearby include Torrensville and Cowandilla Primary Schools and Underdale High School.

Key Features

- Three large bedrooms, all with ceiling fans
- Central lounge room at the front of the home
- Kitchen boasts ample storage and a gas cooktop
- Bathroom with separate WC
- Large family room with polished concrete flooring, plus heating and cooling
- Long verandah ideal for entertaining
- Gardens with mature fruit trees and large lawned area
- Plenty of shed storage, plus external laundry and retreat
- Carport with roller door
- Roller shutters to most windows
- Cosy carpets to most of the home

Specifications

Title: Torrens Titled

Year built: c1926

Land size: 679 sqm(approx)

Council: City of West Torrens

Council rates: TBC

ESL: \$178.85pq (approx)

SA Water & Sewer supply: \$217pq (approx)

*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	X1UHDM
Property Type	House
Land Area	679 m ²
Including	Close to Schools Close to Shops Close to Transport

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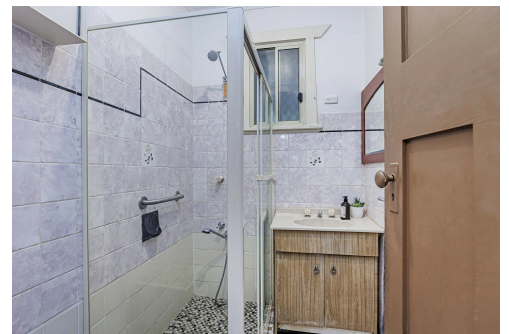
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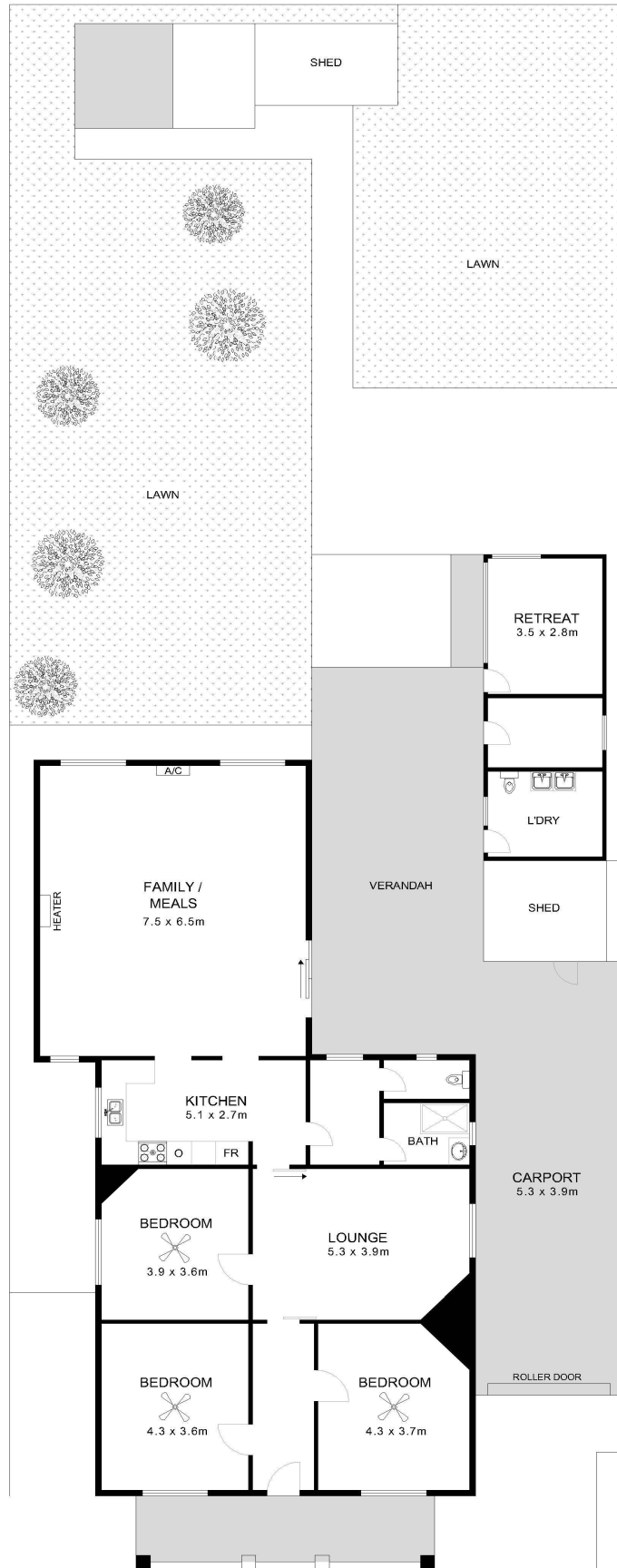
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For illustrative purposes only. All measurements are approximate.
Andrew Waters Photography

Approx Gross
Living = 171m²
Carport = 40m²
Verandah = 42m²
Porch = 12m²
Total = 265m²