



1A Hopson Street, Torrensville

Elegant & Executive Two-Story Residence in Tightly Held Family Locale

Positioned in a highly sought-after and tightly held neighborhood, this beautifully designed executive residence delivers exceptional space, refined comfort, and effortless modern living across two expansive levels.

Thoughtfully crafted for large or extended families, the home offers a superb balance of formal and casual living zones, with flexible accommodation including five bedrooms and multiple living areas.

From the moment you enter, a grand and welcoming foyer sets the tone for the home's impressive proportions. To the right, a formal lounge provides a sophisticated retreat-ideal for entertaining guests or quiet relaxation-while also offering the flexibility to be utilised as a second living area or media room. Polished floorboards flow throughout the home, enhancing warmth and timeless appeal.

Privately positioned on the ground floor, the spacious main bedroom serves as a true parents' sanctuary, complete with a walk-in robe and a luxurious ensuite featuring dual vanities. Also on this level, a fifth

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AUCTION

Sun 14th Jun @ 1:00PM

VIEW

Sat 23rd May @ 9:45AM - 10:10AM

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Interested parties must rely solely on their own enquiries.

 LJ Hooker

bedroom offers ideal flexibility for guests, a home office, or multigenerational living.

At the heart of the residence, the open-plan living and meals area provides a light-filled and inviting hub for everyday family life. Seamlessly connected, the well-appointed kitchen features a gas cooktop, dishwasher, breakfast bar, and abundant storage, making it perfectly suited for both daily use and entertaining.

Practicality is well considered, with a generous laundry offering additional storage and a convenient guest powder room completing the lower level.

Upstairs, three generously sized bedrooms all include built-in wardrobes, with one enjoying the added benefit of a private balcony. The main bathroom services the upper level and includes a bathtub, creating a comfortable space for family living.

Sliding doors extend the living space outdoors to a covered alfresco area with timber decking and ceiling fan-perfect for year-round entertaining. The home is further enhanced by a double garage with additional driveway parking, a fully fenced front yard ensuring privacy and security, and an intercom system for added peace of mind.

Ideally located just moments from the vibrant café and dining strip along Henley Beach Road, the home offers outstanding convenience with nearby supermarkets, boutique shopping, and essential amenities. Families will appreciate proximity to quality schooling including Torrensville Primary School, Lockleys Primary School, and Underdale High School. The Adelaide CBD is just a short 12-minute drive away, while the coastline and pristine beaches are also within easy reach, delivering an enviable lifestyle of convenience and leisure.

Key Features:

- Elegant five-bedroom executive residence
- Flexible ground floor layout with optional second living / media room
- Ground floor main bedroom with walk-in robe & luxury ensuite with dual vanities
- Additional fifth bedroom on ground floor (ideal guest room or office)
- Polished floorboards throughout
- Spacious open-plan family and meals area
- Well-appointed kitchen with gas cooktop, dishwasher, breakfast bar & ample storage
- Generous laundry with additional storage
- Ground floor guest powder room
- Stylish timber staircase to upper level
- Three upstairs bedrooms, all with built-in wardrobes; one with private balcony
- Main bathroom with bathtub
- Spacious alfresco entertaining area with timber decking and ceiling fan
- 13.5kWh Tesla Powerwall 3 Battery
- Ducted reverse cycle air conditioning
- Gas fireplace in lounge
- Fully fenced front yard with intercom system
- Double garage plus additional driveway parking

Specifications:

Title: Torrens Title

Year built: 2007

Land size: 347sqm (approx)

Council: City of West Torrens
Council rates: \$1,933.25pa (approx)
ESL: \$184.80pa (approx)
SA Water & Sewer supply: TBC

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

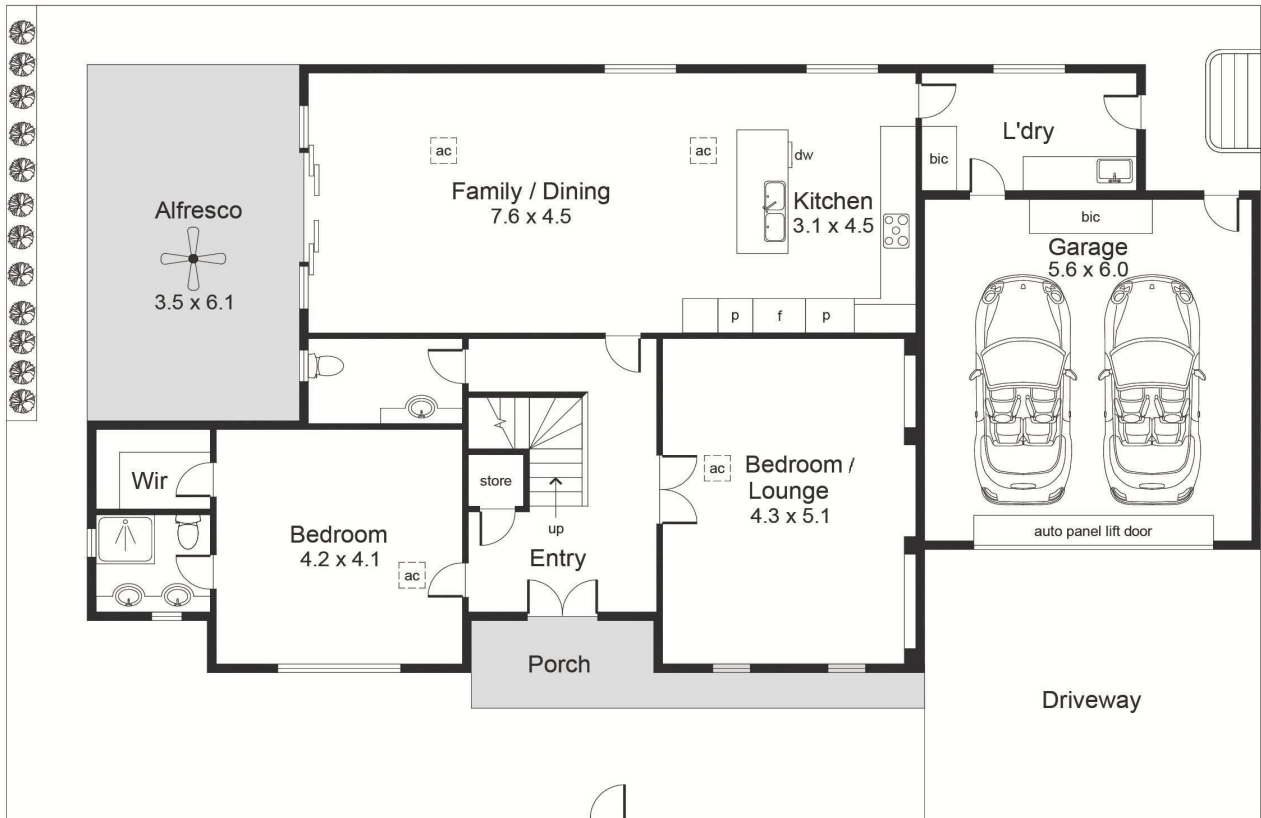
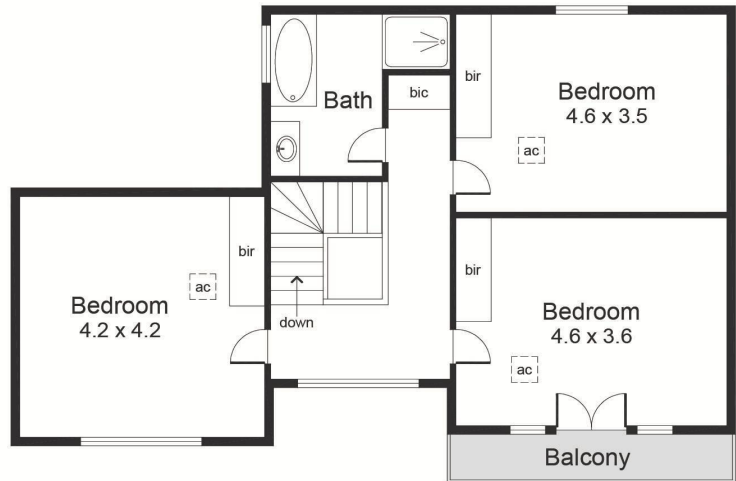
MORE DETAILS

Property ID	YFVHDM
Property Type	House
Land Area	347 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Heating
	Window Treatments

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Area (Estimate only)	
Lower Living	129.0 m ²
Upper Living	74.5 m ²
Garage	33.4 m ²
Porch	18.0 m ²
Alfresco	22.6 m ²
Total	278.5 m²



For illustrative purposes only.
All measurements are approximate