

Torrensvile, 2 Elizabeth Street

Rare and Renovated Return Verandah Villa —Offering Dual Occupancy Potential

Rising with a commanding presence charm on the corner of Elizabeth Street and Rankine Road, this beautifully restored and updated villa-esque C.1910 Torrens titled residence offers one lucky buyer the opportunity to secure an instant dual income or settle the family within this friendly neighbourhood pocket of Torrensvile.

Positioned just seven houses from popular Frank Norton Reserve while under ten minutes to Henley Beach and the CBD alike, it's hard to beat the lifestyle on offer on the ever-popular western city fringe.

What was originally a large four-bedroom family home has been cleverly converted to offer dual occupancy potential on one title, each portion beautifully renovated with a new galley kitchen and stylish contemporary bathroom.

4 2 2

For Sale
\$1,425,000

View
ljhooker.com.au/XERHDM

Contact
Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Justin Peters
0423 341 797
justin@ljhooker.me



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.

LJ Hooker Mile End | Woodville
(08) 8352 7111

Both boast two king-sized bedrooms with soaring sash windows, impressive hallways and spacious central lounge/dining spaces that flow effortlessly through to large laundries and outdoor living opportunities that wrap the home.

Floorboards gleam with high polish to match the WOW-factor of high ceilings, beautifully maintained original fireplaces, and a grand sandstone fae.

Galley kitchens burst with storage and bench space and stainless steel appliances (including gas cooktops), while modern bathrooms both include a bathtub, modern vanities and luxe tiling selections.

Overlooking Rankine Road, 2 Elizabeth enjoys an easterly aspect that draws glorious morning light into the lounge, your entry into the home, while overlooking Elizabeth Street, 2a enjoys wonderful afternoon sun, best enjoyed in the lounge or on the verandah overlooking the rose garden at sunset.

2 Elizabeth Street:

- Garage and secure off-street parking behind electric gate
- L-shaped verandah
- Striking sun-filled lounge
- Walk-in pantry/store
- Ceiling fans to bedrooms
- Built-in robes to bedroom two

2a Elizabeth Street:

- Decorative entry with pillars, arch and ceiling rose
- Stunning wide hallway
- Luxurious main bathroom with freestanding bath
- Wine cellar (currently inaccessible)
- Large rainwater tank in place

This exceptional pair of character residences may just be the perfect balance of present practicality and future flexibility you've been looking for.

Whether you choose your favourite and tenant the other, create a multi-generational home base, or capitalise on this dual income set-and-forget investment opportunity, this beautifully presented C.1910 address epitomises the best of the west in Torrensville.

Features to love:

- Occupy or tenant one or both sides —the choice is yours
- Simple to revert to one large four-bedroom family home
- 3.6m approx ceilings throughout main rooms
- Renovated galley kitchens and bathrooms
- Freshly painted interior and exterior
- Ornate fireplaces with original tiles in great condition
- Polished floorboards
- Split system AC units to living spaces



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.

- Large laundries with external access
- Established landscaping and rose gardens behind modern white picket fence

Embrace an enviable position on Adelaide's city fringe, less than ten minutes to the CBD and Henley Beach alike for a location that's the best of both worlds, just 900m to Torrensville Primary and zoned to Underdale High.

Seconds from popular Henley Beach Road cafes in Torrensville. Dine at local hotspots including Gilberts Wine & Grill, Little Canton and Parwana Afghan Kitchen, choose from local gyms including REVL, SPARC-UP, BFT and Anytime Fitness, and enjoy easy everyday shopping at Drakes, Woolworths Hilton, and Brickworks Marketplace. It's all here.

Specifications

Title: Torrens
 Year built: c1910
 Land size: 674 sqm (approx)
 Council: City of West Torrens
 Council rates: \$2,083.70pa (approx)
 ESL: \$202.00pa (approx)
 SA Water & Sewer supply: \$241.88pq (approx)

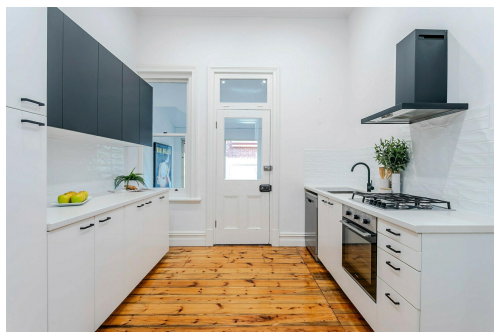
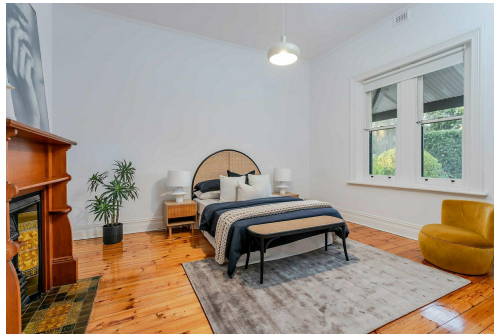
All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the 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 About this Property

Property ID	XERHDM
Property Type	House
Land Area	674 m2

Thanasi Mantopoulos 0421 188 498
 Sales Executive | thanasi@ljhooker.me
Justin Peters 0423 341 797
 Principal | justin@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



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.

LJ Hooker Mile End | Woodville
(08) 8352 7111