




25 Wainhouse Street, Torrensville

Character Sandstone Villa with Classic Charm in Tightly Held Locale

This elegant sandstone-fronted villa exudes classic charm and warmth, set amidst delightfully established gardens that offer beauty, privacy, and tranquility year-round. Perfectly positioned in one of the area's most tightly held and sought after enclaves, this exceptional property presents a rare opportunity to secure a home of true distinction.

Step inside and be immediately impressed by the wide entry hall, where polished timber floorboards, soaring ceilings, and a beautifully framed front door with stained glass windows set a welcoming tone. Off the hallway, three generously sized bedrooms each boast ornate fireplaces, offering a blend of classic charm and comfort. Conveniently positioned at the end of the hall is the first of two well-appointed bathrooms.

At the heart of the home, the central living room provides a warm and inviting retreat - perfect for quiet evenings or lively gatherings. Character-rich features like a striking brick fireplace, elegant stained glass windows, and a secondary entry point add both style and

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FOR SALE
\$1,378,000

AGENTS

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

functionality.

Designed to delight any home cook, the kitchen features abundant bench and storage space, a gas cooktop, dishwasher, and an eye-catching pressed metal splashback. To the rear, the dining and sitting rooms are bathed in natural light thanks to large windows that offer a seamless connection to the outdoor space. Comfort is assured year-round with a split system air conditioner, while a combustion heater adds a cosy touch for cooler nights. Off the sitting room, you'll find the laundry, a second bathroom, and a separate WC - perfect for guests or busy households.

Step outside to discover a private garden oasis. The covered entertaining area overlooks lush, established gardens, a lawn ideal for children or pets, and ample space for future enhancements. Two garden sheds provide additional storage, while the fully fenced yard ensures privacy and security. Off-street parking is also plentiful.

Tucked away at the rear of the property, the fully-lined rumpus room offers a versatile, air-conditioned space - ideal as a home office, art studio, music room, or year-round entertaining zone.

Enjoy a prime location just a short stroll from vibrant Henley Beach Road, home to popular cafés and eateries, including local favourite Pixie and the Hawk. The iconic, recently refurbished Thebarton Theatre and nearby Brickworks Marketplace add to the appeal. Also close proximity to the iconic Wheatsheaf Hotel for live music and craft beer lovers alike. With the CBD just minutes away, excellent public transport options make commuting a breeze. You're also close to the coast, with Henley Square and Harbour Town just a short drive away. Families will appreciate the proximity to Torrensville Primary and zoning for the highly sought-after Adelaide High and Adelaide Botanic High Schools.

Key Features

- Three generous bedrooms, all with ornate fireplaces
- Central living room with a striking brick fireplace, and dual entry
- First of two bathrooms at the end of the hallway
- Kitchen offers ample bench and storage space, gas cooktop and dishwasher
- Sunlit sitting and dining room, with a split system AC and combustion fireplace
- Undercover entertaining area
- Established gardens and a spacious lawn area
- Garden sheds available for additional storage
- Versatile, fully-lined rumpus room offering many uses, fitted with a split system air conditioner and rain water tank
- Ample off-street parking including a drive through carport
- Ducted evaporative air conditioning
- 21 panel solar system
- Heritage listed area

Specifications

Title: Torrens Title

Year built: c1923

Land size: 669sqm (approx)

Council: city of West Torrens

Council rates: \$2,078.25pa (approx)

ESL: \$194.90pa (approx)

SA Water & Sewer supply: \$240.56pq (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	SKXHDM
Property Type	House
Land Area	669 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

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