



28 Clifford Street, Torrensville




Light-Filled Family Living with Expansive Gardens & Rare Wide Frontage

This well-presented solid brick home sits proudly on a 760sqm* allotment, boasting an impressive 19.94m* frontage. A rare opportunity awaits —move straight in, renovate to your taste, or explore development potential (STPC).

Inside, the home features a light-filled and spacious lounge at the front, seamlessly connecting to the kitchen and meals area, which offers plenty of scope for future upgrades. Three generously sized bedrooms are serviced by a central bathroom with bathtub and separate WC. The laundry is conveniently accessed via the rear porch.

Outdoors, expansive gardens with established trees provide a leafy setting, while generous lawns create space for children and pets to enjoy. Multiple sheds offer extra storage, and the fully fenced yards ensure security and peace of mind. Ample off-street parking adds to the home's practicality.

The location is second to none —just steps from vibrant Henley

3  1  3 

FOR SALE
\$1,326,000

AGENTS

Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Symeon Eftimiou
08 8352 7111
symeon@ljhooker.me

AGENCY

LJ Hooker Mile End | Woodville
(08) 8352 7111

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Beach Road with its cafés, gyms, multicultural dining, and shopping options. Brickworks Marketplace is nearby, the CBD is within easy reach, and public transport offers a stress-free commute. Families will also value proximity to quality schools, including Torrensville Primary and Underdale High School.

Key Features

- 760sqm* block with a rare 19.94m* frontage
- Spacious lounge with natural light
- Kitchen/meals area with ample storage
- Three generously sized bedrooms
- Central bathroom with bathtub + separate WC
- Laundry with rear porch access
- Expansive gardens with multiple sheds
- Secure, fully fenced front and rear yards
- Off-street parking for multiple vehicles
- Roller shutters to most windows

Specifications

Title: Torrens Title

Year built: c1965

Land size: 760sqm (approx)

Council: City of West Torrens

Council rates: \$1,836.60pa (approx)

ESL: \$118pa (approx)

SA Water & Sewer supply: \$222.43pq (approx)

- 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

MORE DETAILS

Property ID XW1HDM
Property Type House
Land Area 760 m2
Including Close to Schools
Close to Shops
Close to Transport
Window Treatments

Thanasi Mantopoulos 0421 188 498
Sales Executive | thanasi@ljhooker.me
Symeon Eftimiou 08 8352 7111
Sales Executive | symeon@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



