

3 Rawlings Avenue, Torrensville

Endless Potential in Prime Urban Corridor Location

Auction Sunday 24th August at 10am

Perfectly positioned within the Urban Corridor (Main Street) zone, and with a sizable allotment, this character home offers plenty of opportunities for renovating, extending or redevelopment (STPC).

The home features three good size bedrooms, a spacious kitchen and meals area plus an additional living room. The laundry, bathroom and separate WC are all located at the rear of the home.

The back yard offers plenty of space to be transformed, plus a multifunctional rumpus room provides additional space or an ideal work from home area.

Perfectly located just a short stroll from Henley Beach Road, this spot offers easy access to your morning coffee, a relaxed evening meal, or a quick commute into the CBD. Head west and you'll find Henley Square and stunning beaches ideal for unwinding. It's also a great area for families, with nearby parks and reputable schools like Torrensville Primary and Underdale High within close reach.

Key Features

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.

3 2 3

FOR SALE
\$1,180,000

AGENTS

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AGENCY

LJ Hooker Mile End | Woodville
(08) 8352 7111

LJ Hooker

- Three good sized bedrooms
- Kitchen with plenty of storage space and meals area adjacent
- Separate formal lounge
- Laundry, bathroom and separate WC at the rear of the home
- Multi-functional rumpus room
- Roller shutters fitted to most windows

Specifications

Title: Torrens Title
 Zone: Urban Corridor (Main Street)
 Year built: c1900
 Land size: 572sqm (approx)
 Site dimensions: 12.86m x 44.5m (approx)
 Council: City of West Torrens
 Council rates: \$1,662.60pa (approx)
 ESL: \$165.90pa (approx)
 SA Water & Sewer supply: \$209.15pq (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	XTPHDM
Property Type	House
Land Area	572 m2
Including	Close to Schools Close to Shops Close to Transport

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

Dragan Pancic 0421 977 361

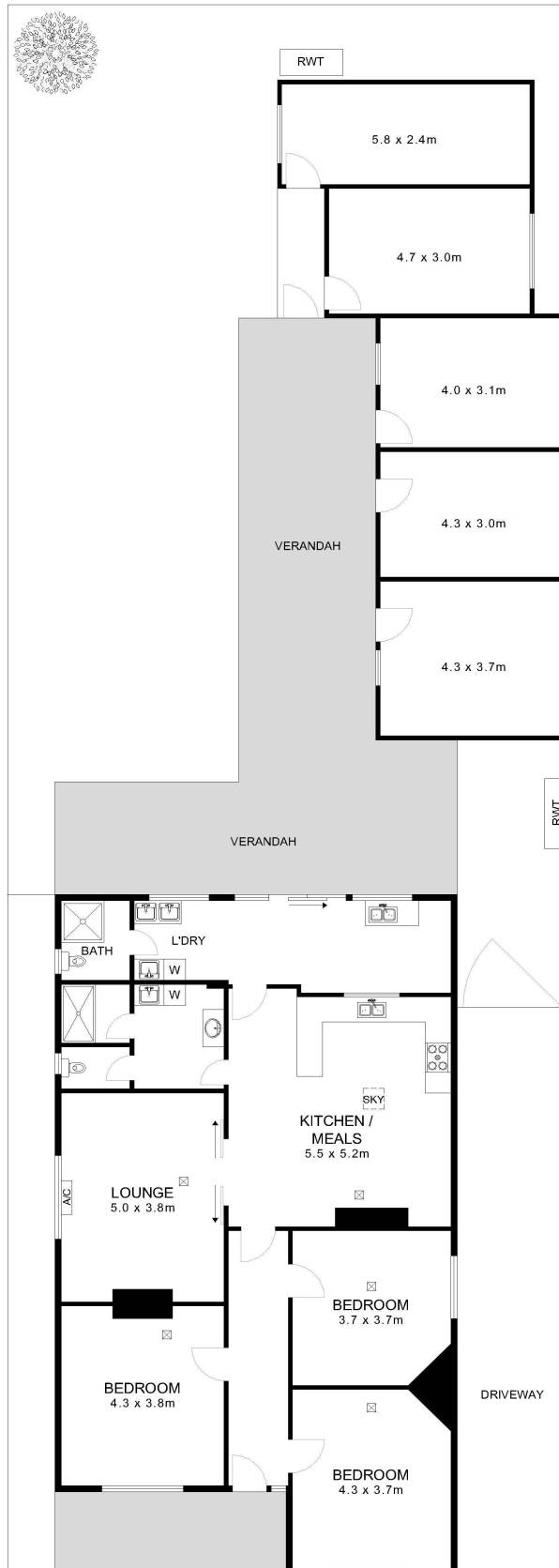
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206A Henley Beach Road, TORRENSVILLE SA 5031

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Approx Gross
 Living = 207m²
 Verandah = 63m²
 Porch = 11m²
 Total = 281m²

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

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