



34 Jervois Street, Torrensville

## Prime Torrensville opportunity - large allotment with significant value-add possibilities

Auction Location: onsite

"Under Instructions from the Public Trustee"

Set in a tightly held city-fringe location, 34 Jervois Street offers an exciting opportunity to renovate or rebuild, create your dream home in one of Adelaide's most sought-after inner-west suburbs, subject to council consents (STCC).

The existing solid brick home sits proudly on a generous allotment with a wide 15.4m (approx.) frontage and attractive street presence. Behind the brick front fence, you will find a drive-through garage, large sheds, pergola, and a spacious backyard with established fruit trees and a rainwater tank. This is a property that is ready for a fresh chapter. The existing dwelling had been occupied as shared accommodation with 3 bedrooms (2 with ensuites), 2 kitchens, and a communal lounge area. Please note internal modifications including additional bathrooms and kitchen may not have necessary approvals in place. Purchasers are encouraged to do their own due diligence.

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**FOR SALE**  
CONTRACTED AT AUCTION

### AGENTS

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### AGENCY

LJ Hooker Kensington | Unley

**(08) 8431 6088**

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

Property Highlights:

- Large allotment with wide street frontage
- Solid brick home - ripe for renovation or rebuild (subject to council consent)
- 2.6kW solar system and large rainwater tank

Location Highlights:

- Approx. 10 minutes to Adelaide CBD
- Easy walk to Torrensville Plaza and Brickworks Marketplace
- Surrounded by popular cafes and restaurants along Henley Beach Road
- Close to Thebarton and Mile End shopping precincts
- Zoned Adelaide High School and Adelaide Botanic High School, other nearby quality schools - Torrensville Primary, Underdale High School, St George College
- Regular public transport options to the city and western beaches
- Parks, playgrounds, and reserves within easy reach
- Quick access to Adelaide Airport and coastal suburbs

Convenient inner-west lifestyle with everything close at hand.

AUCTION: Thursday 13 November at 12:30pm onsite -  
CONTRACTED AT AUCTION

(\$1,025,000)

CT: Volume 5780 Folio 468

Council: West Torrens

Council Rates: \$1,720.60 per annum (approx.)

Water Rates: \$213.58 per quarter (approx.)

Land Size: 700 square metres (approx.)

Year Built: 1920 (approx.)

To register interest, copy and paste the link into your browser:

<https://prop.ps//UXGih1iQNBBY>

The Vendor's Statement (Form 1) will be available for perusal by members of the public:-

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

## MORE DETAILS

Property ID 61HEFDJ  
Property Type House  
House Size 303 m2  
Land Area 700 m2

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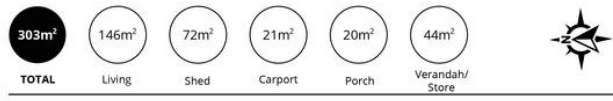
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Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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