



37 West Street, Torrensville

Contemporary Comfort & Lifestyle Excellence

Auction Saturday 1st August @ 2pm

Perfectly positioned in one of Torrensville's most sought-after pockets, this beautiful residence delivers an exceptional combination of timeless charm, generous proportions and modern family functionality on a substantial 622m² allotment. Blending classic architecture with thoughtful enhancements, the home offers a lifestyle of comfort, versatility and convenience in one of Adelaide's premier city-fringe suburbs.

Behind its charming facade, the home welcomes you with warm timber flooring, high ceilings, and an inviting sense of space. A generous formal lounge positioned at the front of the home provides the perfect retreat for relaxing or entertaining, while the home's thoughtful layout caters effortlessly to growing families.

At the heart of the residence, a spacious open-plan kitchen and dining area creates a welcoming hub for everyday living. The well-appointed kitchen offers generous bench space, quality appliances, excellent storage, and a practical layout, seamlessly connecting to the family meals area and outdoor entertaining spaces.

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.

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FOR SALE

Auction | Saturday 1st August @ 2pm

VIEW

Sat 11th Jul @ 11:00AM - 11:30AM

AGENTS

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AGENCY

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LJ Hooker

Accommodation comprises three well-proportioned bedrooms, all positioned privately away from the main living zones and serviced by a centrally located bathroom complete with a bathtub. Adding further flexibility is a valuable games room or second living area, offering the perfect space for a children's retreat, home office, studio, or entertaining room.

Step outside to discover expansive verandahs, creating multiple spaces to entertain family and friends throughout the year. The established grounds are complemented by substantial shedding, including rumpus/workshop and storage area, providing outstanding versatility for tradies, hobbyists, home businesses, or additional storage.

Enjoy effortless access to some of the area's most desirable amenities, including Torrensville Primary School, Thebarton Senior College, and an array of quality cafés and eateries along the ever-popular Henley Beach Road precinct.

Perfectly positioned for lifestyle and convenience, you're just moments from The Brickworks Marketplace, Linear Park, and vibrant local shopping and dining options-all within easy walking distance. Yet beyond the exceptional location, it's the home itself that truly stands apart. This is a residence where classic architecture meets inspired modern living, ready to be enjoyed for years to come.

Key Features

- Beautifully updated home in a tightly held location
- Three spacious bedrooms
- Generous formal lounge with character charm
- Spacious open-plan kitchen and dining area
- Well-appointed kitchen with quality appliances and ample storage
- Valuable games room or second living area
- Central bathroom with bathtub
- Separate laundry with adjoining utility room
- Expansive front and rear verandahs for year-round entertaining
- Multiple sheds and workshop spaces offering exceptional storage and versatility
- Split system air conditioning and gas heating
- " Beautiful blend of heritage character and modern functionality
- " Moments to The Brickworks Marketplace, Linear Park, cafés, restaurants and shopping
- Close to Torrensville Primary School and Thebarton Senior College
- Easy access to Adelaide CBD, public transport and Adelaide Airport

Offering generous family accommodation, versatile living spaces, exceptional shedding, and an enviable city-fringe lifestyle, this is a rare opportunity to secure a beautifully presented character home in one of Torrensville's most desirable locations.

Specifications

Title: Torrens
Year built: c1950
Land size: 622 sqm (approx)
Council: City of West Torrens
Council rates: TBC
ESL: TBC
SA Water & Sewer supply: TBC

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	YM5HDM
Property Type	House
Land Area	622 m2
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

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