



## Torrensville, 39 West Street

### Renovators Delight in the Heart of Thriving Torrensville

This home presents a rare opportunity - a blank canvas ready for renovation to create your dream home, or to re-develop in a highly sought after suburb (STPC).

The home itself boasts three good sized bedrooms, a spacious lounge with a fireplace, family room or dining room overlooking the back yard and a bathroom and laundry at the back of the house. The kitchen area is a blank canvas, ready for its new owner to create the kitchen of their dreams.

Outside, the 627sqm (approx) allotment offers plenty of space for kids and pets to run and play, and the verandah provides shade to the paved entertaining area. A side gate allows access for vehicles to the large shed at the back of the block.

A stones throw to bustling Henley Beach Road for local cafes and restaurants. Local shopping centres nearby include Drakes Torrensville, as well as The Brickworks



**Disclaimer:** 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.



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/VVWFHDM](http://ljhooker.com.au/VVWFHDM)

**Contact**  
**Thanasi Mantopoulos**  
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**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

Marketplace, which has boutique stores, as well as cafes and eateries to explore or Harbourn town for outlet bargains! This property is ideally positioned just a 15 minute drive out of the city, and has easy access to public transport. Close to local schools including Torrensville & Cowandilla Primary and Underdale High School.

#### Key Features

- 3 Good sized bedrooms
- Spacious lounge with fireplace
- Bathroom and laundry at the back of the house
- Family room or dining room overlooking backyard
- Kitchen area ready to be transformed
- Large backyard with drive through access to a large shed
- Renovation ready or opportunity to re-develop (STPC)

#### Specifications

Title: Torrens Titled

Year built: c1900

Land size: 627 sqm (approx)

Site dimensions: 15.24m x 41.14m (approx)

Council: City of West Torrens

Council rates: \$1984.50pa (approx)

ESL: \$194.80pa (approx)

SA Water & Sewer supply: \$234.10pq (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



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## More About this Property

<b>Property ID</b>	VWFHDM
<b>Property Type</b>	House
<b>Land Area</b>	627 m <sup>2</sup>
<b>Including</b>	Close to Schools Close to Shops Close to Transport

**Thanasi Mantopoulos 0421 188 498**

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Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

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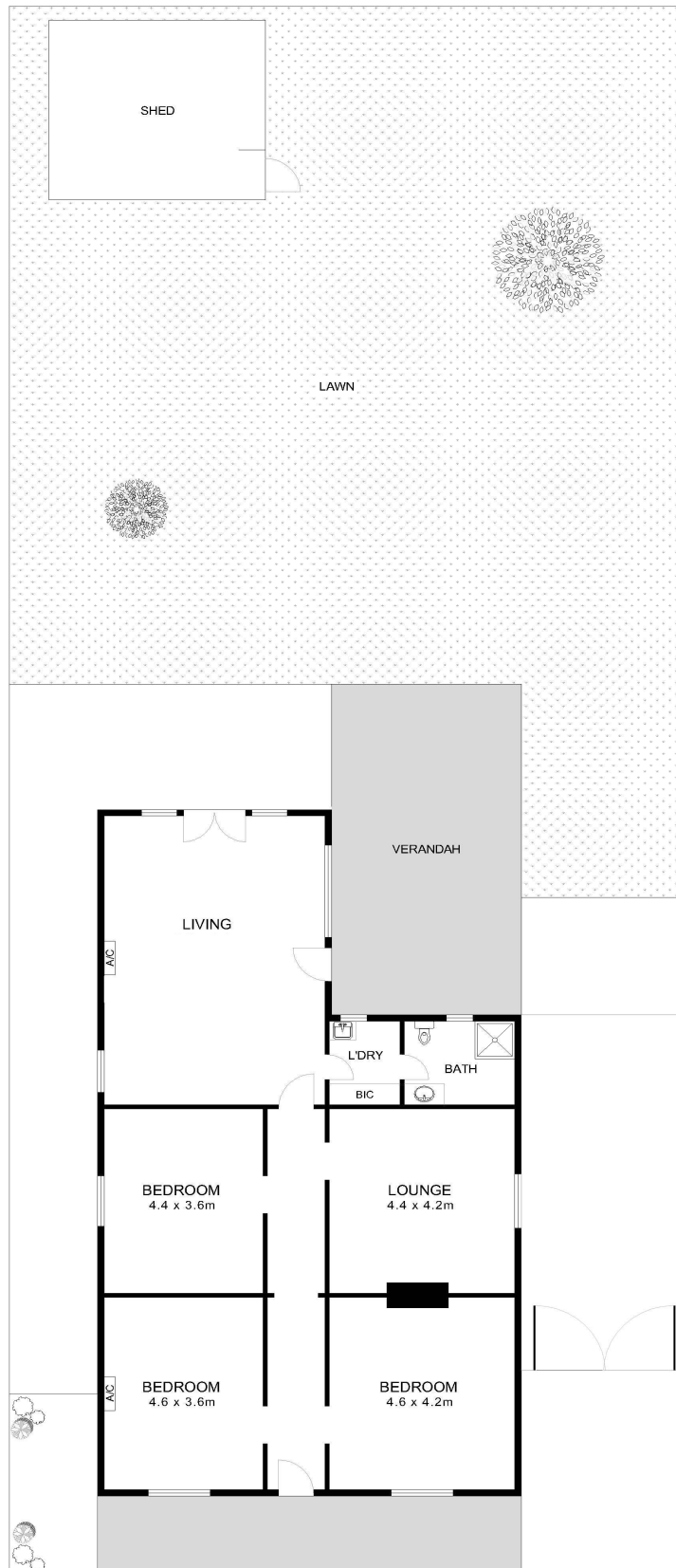
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For illustrative purposes only. All measurements are approximate.  
Andrew Waters Photography