

## Torrensville, 48 East Street

### Commanding Sandstone Villa with Luxury Modern Addition

Beautifully renovated and extended, this villa is the epitome of luxury and offers plenty of room for the whole family.

Greeted with a wide entry hall with intricate archways and high ceilings, while making each bedroom easily accessible. The first of 5 bedrooms is on the left, and boasts a walk-in wardrobe and ensuite which features floor to ceiling tiles and a large textured window, allowing the room to fill with light, while maintaining privacy.

The remaining four bedrooms all feature cosy carpets, and the 5th bedroom doubles as a separate formal lounge. The main bathroom has been thoughtfully renovated, with floor to ceiling tiles and a bathtub.

The extension on the rear of the home has been designed with functionality and luxury in

5 2 4

**For Sale**  
\$1,520,000

**View**  
[ljhooker.com.au/X5BHDM](https://l.jhooker.com.au/X5BHDM)

**Contact**  
**Thanasi Mantopoulos**  
0421 188 498  
[thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

**Justin Peters**  
0423 341 797  
[justin@ljhooker.me](mailto:justin@ljhooker.me)



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

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mind. The kitchen boasts crisp white cabinetry, stone benches, gas cooktop and gold fixtures. These high end finishes are mirrored in the butlers pantry, which boasts an extra sink and ample storage.

The living and dining room has large windows, and offers two way access to the alfresco area. An additional powder room leads through to the laundry, which features ample storage and hanging space.

Outside, gardens are well kept, spacious, and offer the ability to be transformed to suit your needs. The alfresco area overlooking the gardens. Ample off -street parking including a carport.

You'll love the lifestyle this location offers. Walking distance to Henley Beach Road's array of dining options and boutique stores, or the Brickworks Marketplace. Under a 15 minute drive to the CBD, or head to the coast to explore Adelaide's pristine beaches and Henley Square's cafes. Zoned for Adelaide High and Adelaide Botanic High School.

#### Key Features:

- Five bedrooms, or four with an additional lounge room
- Master bedroom features a walk-in wardrobe and ensuite
- Main bathroom equipped with floor to ceiling tiles and bathtub
- Kitchen with high quality appliances, gold fixtures, stone benches and gas cooktop
- Butlers pantry with ample cupboards and bench space
- Open plan living and dining room, with dual access to the alfresco
- Undercover alfresco overlooking the backyard
- Spacious backyard, easy care, or ready to be transformed
- Ample off-street parking
- Located within excellent school zones including Adelaide High and Adelaide Botanic High Schools

#### Specifications

Title: Torrens Titled

Year built: c1913

Land size: 696sqm (approx)

Site dimensions: 15.24m x 45.72m (approx)

Council: City of West Torrens

Council rates: \$2,331.75pa (approx)

ESL: \$220.01pa (approx)

SA Water & Sewer supply: \$261.31pq (approx)

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,



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Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

## More About this Property

Property ID	X5BHDM
Property Type	House
Land Area	696 m²
Including	Ensuite Air Conditioning Close to Schools Close to Shops Close to Transport Heating Window Treatments

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

**Justin Peters 0423 341 797**

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

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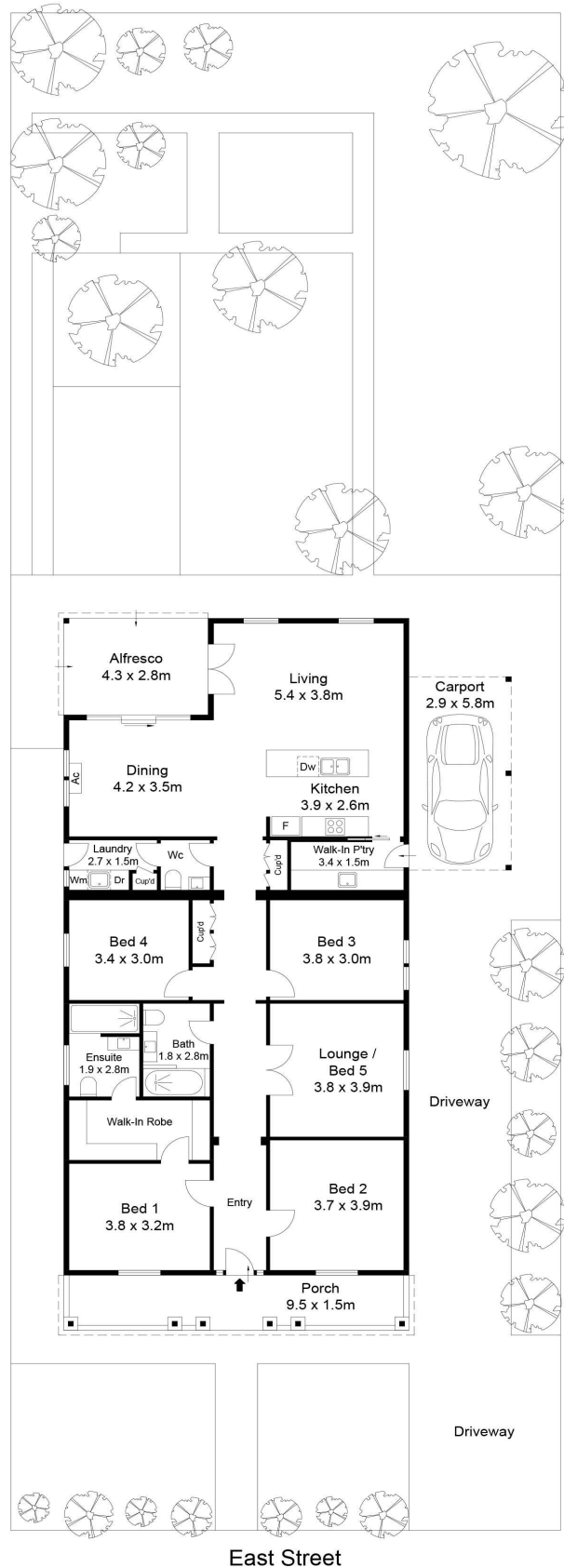
206A Henley Beach Road, TORRENSVILLE SA 5031

[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) | [admin@ljhookermileend.com.au](mailto:admin@ljhookermileend.com.au)



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Living	172.4m <sup>2</sup>
Alfresco	12.0m <sup>2</sup>
Porch	14.3m <sup>2</sup>
Carport	16.8m <sup>2</sup>
<b>Total</b>	<b>215.5m<sup>2</sup></b>



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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