



50A Clifford Street, Torrensville

UNIQUE CONVERSION ON RARE 1,036* SQM ALLOTMENT WITH REDEVELOPMENT POTENTIAL (STPC)

Set on an expansive 1,036sqm* allotment, this two-storey warehouse conversion is positioned in a highly sought-after inner-West Torrensville location, offering exceptional scope for redevelopment or enhancement and outstanding future potential (STPC)

The home itself is spacious, showcasing multiple living areas, bedrooms and two bathrooms. The mezzanine area upstairs is ideal for storage or a work from home area.

Sitting just 5km outside of the CBD, and Ideally positioned close to Brickworks Marketplace, Kings Reserve and Thebarton aquatic centre. Leave the car at home and utilise the public transport along Ashley Street or Henley Beach Road. Wander down to Henley Beach Road to enjoy an array of multicultural restaurant options, or a morning coffee on the way to work.

Families will appreciate the close proximity to excellent schooling

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FOR SALE
\$1,430,000

AGENTS

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AGENCY

LJ Hooker Mile End | Woodville
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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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options including Torrensville Primary, and Underdale High School, which are both within walking distance.

Key Features

- 1,036sqm* allotment
- Redevelopment potential (STPC)
- Master bedroom with en-suite
- Renovated kitchen
- Heating/Cooling
- Close to local shops, universities and hospitals - perfect for students or workers
- Public transport almost at your finger tips
- Excellent schooling opportunities within close proximity

Specifications

Title: Torrens Title
Land size: 1036sqm (approx)
Council: City of West Torrens
Council rates: \$2,319.95pa (approx)
ESL: \$211.75pa (approx)
SA Water & Sewer supply: \$259.30pq (approx)

- 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	Y4YHDM
Property Type	House
Land Area	1036 m2
Including	Ensuite Air Conditioning Roller Door Access Window Treatments

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