

Torrensville, 63 West Street

Stunning Extended Villa

Nestled in the highly sought after pocket of Torrensville, 63 West St offers easy access to the CBD and all the perks a family could need.

This generous home features four well-sized bedrooms, with the master boasting a walk-in wardrobe and a modern ensuite. The fourth bedroom, fitted with plush carpet, can also serve as an additional lounge room.

The main bathroom includes a full-size bathtub and a spacious shower, while the laundry offers ample storage, bench space, and an extra WC for added convenience. A fully lined attic, accessible via a pull-down ladder in the family room, provides an ideal space for storing larger items.

Further along the hallway, the well-appointed kitchen provides plenty of cupboard space, a corner pantry, a gas cooktop, a dishwasher, and a breakfast bar for casual dining. A formal



For Sale
\$1,400,000

View
ljhooker.com.au/FJSHDM

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dining room, separate from the main living area, creates the perfect setting for family gatherings. The open-plan family room, situated next to the kitchen, offers a welcoming space to relax and entertain, with direct access to the backyard and outdoor entertaining area. A well-placed study, situated just off the rear living area, provides an excellent home office space or a peaceful nook for children's homework.

A highly desirable shed/garage, accessible from Ashley Street, provides ample parking space for a caravan, multiple cars, and more. The expansive pitched roof verandah, is perfect for entertaining, complete with ceiling fans for year-round comfort. The low-maintenance gardens feature artificial grass in the front yard, while the backyard boasts well-kept lawns and garden beds. Fully fenced for added security, the property offers peace of mind, allowing children and pets to play safely in the backyard.

With the CBD just a short drive away or easily accessible via public transport on Ashley Street, this location offers both convenience and connectivity. Families will appreciate the close proximity to local schools, with Torrensville Primary just around the corner and Underdale High School nearby for older students. Enjoy a coffee and sweet treat at Dish Bakery, or explore the diverse multicultural dining options along Henley Beach Road. Scenic bike paths and walking trails along the River Torrens provide a picturesque route to both the city and the coast, with plenty of reserves and playgrounds to enjoy along the way.

Key Features

- Four spacious bedrooms, or three and a formal lounge
- Master bedroom includes a walk in wardrobe and modernised ensuite
- Central bathroom with a bathtub and large shower
- Laundry features storage plus additional WC
- Kitchen equipped with corner pantry, gas cooktop and dishwasher
- Separate formal dining room
- Open plan living and meals area with direct back yard access
- Expansive entertaining area with ceiling fans
- Easy care gardens with artificial lawn in the front yard
- Huge garage/shed accessible from side street
- Large lined attic with pull down ladder access for additional storage
- Fully fenced property
- Ducted reverse cycle air conditioning
- Stunning fireplaces throughout the home

Specifications

Title: Torrens Title

Year built: c1925

Land size: 627 sqm (approx)

Council: City of West Torrens

Council rates: \$2431.00pa (approx)

ESL: \$227.35pa (approx)

SA Water & Sewer supply: \$269.09pq (approx)

All information provided including, but not limited to, the property's land size, floorplan,



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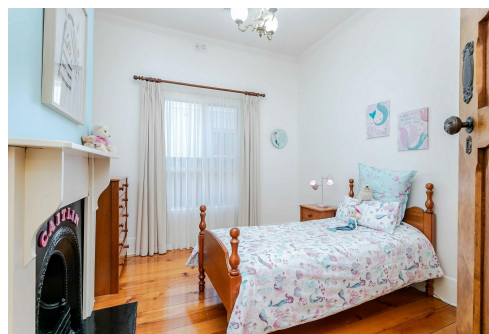
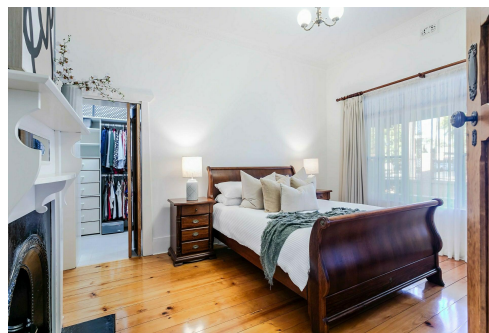
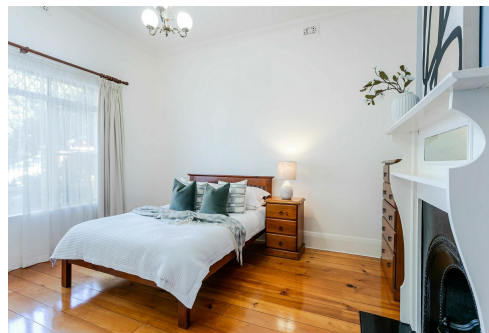
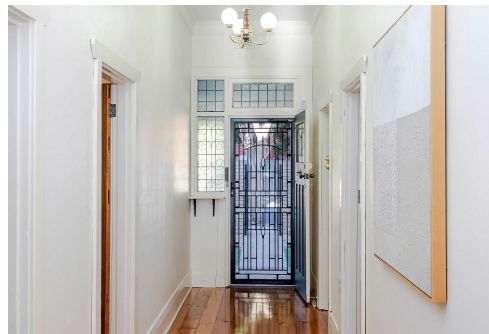
floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should 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 About this Property

Property ID	FJSHDM
Property Type	House
Land Area	627 m2
Including	Ensuite Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Window Treatments

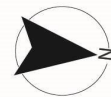
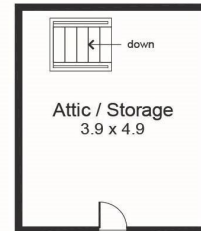
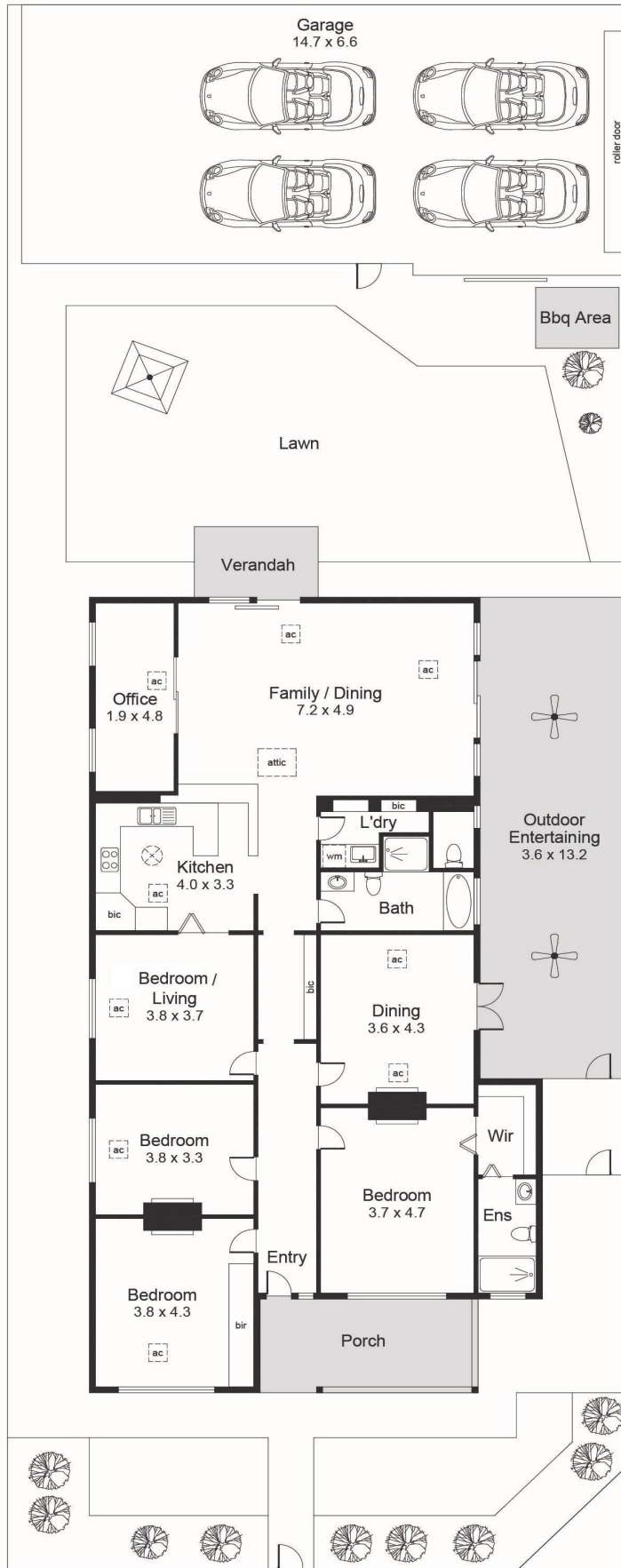
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Area (Estimate only)	
Living	197.5 m ²
Garage	98.6 m ²
Outdoor Entertaining	44.2 m ²
Porch	12.6 m ²
Total	352.9 m²

For illustrative purposes only.
All measurements are approximate