







67 Ashley Street, Torrensville

Charming Family Home in a Tightly Held Locale —696sqm* of Opportunity

Auction | Sunday 15th March @ 1:45pm

Set on a substantial 696sqm* allotment in a sought-after pocket, this solid family home presents outstanding flexibility for astute buyers. Move straight in and update at your own pace, secure a rewarding investment, or explore the potential to redevelop and build your dream residence (STPC).

Behind its welcoming fae lies a generous and practical floorplan designed for comfortable everyday living. Three well-proportioned bedrooms, all complete with ceiling fans, provide ample accommodation for families. The central lounge forms the heart of the home - an inviting space for relaxing or gathering with friends - while the spacious eat-in kitchen offers abundant bench and cupboard space, with scope to modernise or extend in the future.

A large laundry/utility room and bathroom with separate WC enhance functionality, while air conditioning and roller shutters ensure year-round comfort.

3 1 4

FOR SALE
$1,200,000

AGENTS

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AGENCY

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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.

LJ Hooker

Step outside and you'll discover a full-length verandah spanning the length of the home - the perfect all-weather entertaining zone overlooking expansive, established gardens. Mature fruit trees add charm and character, with plenty of room remaining for additional landscaping, vegetable beds, or even a future outdoor entertaining pavilion.

Fully fenced for peace of mind, the property is ideal for children and pets. Ample off-street parking includes a long driveway, secure drive-through carport with roller door, and a shed for additional storage.

Positioned for ultimate convenience, enjoy your morning coffee at DISH Bakery, stroll to nearby bus stops along Ashley Street, or shop and dine moments away at Brickworks Marketplace. Families will value proximity to quality schooling including Torrensville Primary School and Underdale High School.

A rare opportunity in a tightly held neighbourhood - secure today, enhance tomorrow, and reap the rewards for years to come.

Key Features:

- 696sqm* allotment
- Three generous bedrooms, all with ceiling fans
- Central lounge with ceiling fan
- Air conditioning for year-round comfort
- Spacious eat-in kitchen with ample storage
- Oversized laundry/utility room
- Bathroom with separate WC
- Full-length verandah overlooking established gardens
- Drive-through carport with secure roller door
- Additional shed for storage
- Roller shutters

Specifications

Title: Torrens Title
Year built: c1905
Land size: 696sqm (approx)
Site dimensions: 15.24m x 45.72m (approx)
Council: City of West Torrens
Council rates: $1,981.60pa (approx)
ESL: $188.15pa (approx)
SA Water & Sewer supply: $233.49pq (approx)

(STPC) Subject To Planning Consent
- 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, 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 DETAILS

Property ID	Y85HDM
Property Type	House
Land Area	696 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments











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