

7/7 Stephens Avenue, Torrensville

Effortless Living with Space, Style & City Convenience

Auction | Sunday 22nd February @ 10am

Perfectly positioned within walking distance of cafés, shops and public transport, this well-maintained single-storey unit delivers an outstanding opportunity for first-home buyers, savvy investors or downsizers seeking low-maintenance living without compromise.

Set quietly at the rear of the group on a generous 218sqm* allotment, the home stands out with two private courtyards and lawn areas, a rare offering for a unit and ideal for relaxed outdoor living.

Inside, a spacious light-filled lounge is enhanced by large windows, creating a warm and welcoming atmosphere. The updated kitchen is conveniently positioned nearby, offering ample storage space, a gas cooktop and a meals area adjacent with a split system air conditioner.

Both bedrooms are generously proportioned, while the centrally located bathroom is well maintained and practical.

Step outside and enjoy your morning coffee or evening wine in either of the two courtyards, each complemented by a spacious lawn area,

2 1 1

FOR SALE
\$725,000

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

perfect for entertaining, pets (subject to strata approval) or simply unwinding.

Just 3km from the Adelaide CBD and a little over 6km to Henley Beach, the location is hard to beat. Henley Beach Road's vibrant shopping and dining precinct is only metres away, with Henley Square, pristine beaches and excellent local schools including Torrensville Primary and Underdale High School all close at hand.

A lifestyle of convenience, space and location - this is one not to miss.

Key Features

- Quiet location at the rear of the group
- Spacious, light filled lounge room with a gas heater
- Study nook or relaxed dining area within the lounge room
- Modern kitchen with ample storage and gas cooking
- Meals area adjacent to the kitchen with split system AC
- Two good sized bedrooms, master with a private courtyard
- Bathroom with a bathtub, and separate laundry
- Decked entertaining area, tidy lawn and a garden shed
- One allocated parking space

Specifications

Title: Strata Title

Year built: c1974

Council: City of West Torrens

Council rates: \$1,241.70pa (approx)

ESL: \$89.35pa (approx)

SA Water & Sewer supply: \$176.30pq (approx)

Strata rates: \$608.46pq (approx)

- Approx.

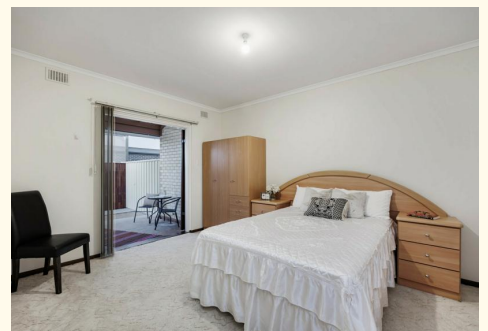
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RLA 242629

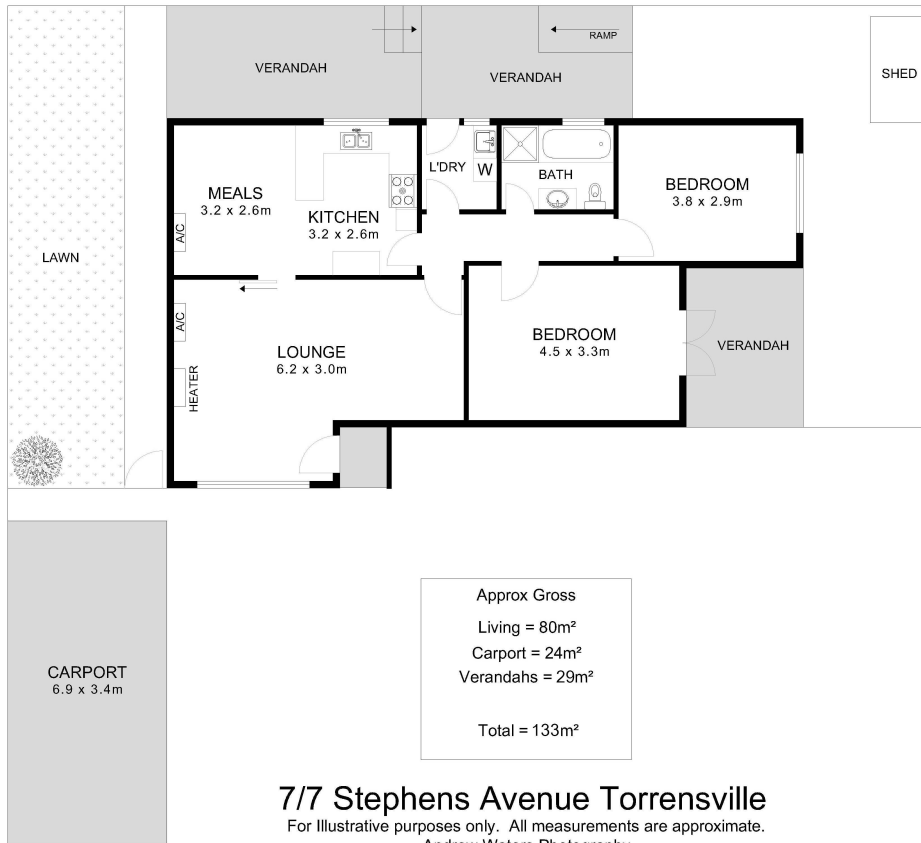
MORE DETAILS

Property ID Y70HDM
Property Type House
Land Area 218 m2
Including Air Conditioning
Close to Schools
Close to Shops
Close to Transport
Window Treatments

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