

75 West Street, Torrensville

## Where Heritage Elegance Meets Contemporary Design




Built in 1925 and beautifully re-imagined by Marc & Co in 2020, this timeless single-fronted villa seamlessly blends heritage charm with sophisticated contemporary living.

Beyond its character facade, the home reveals a stunning transformation. The original villa has been lovingly restored, showcasing exquisite leadlighting, beautifully refinished floorboards, and restored fireplaces that honour its rich history.

At the rear, the home opens into a striking modern extension defined by soaring 3.2-metre ceilings and expansive open-plan living. Polished concrete floors create a sleek foundation, while natural light floods the space, enhancing the sense of scale and connection.

The designer kitchen is both functional and refined, featuring custom-made redwood benchtops and premium Smeg appliances, including a wide 90cm oven, perfect for effortless entertaining and family living. The butlers and laundry wing, with direct external access, make the everyday necessities easy and functional.

Seamlessly connecting indoors and out, the living area flows to an

3  1  3 

### AUCTION

Sat 2nd May @ 4:45PM

### VIEW

By Appointment

### AGENTS

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### AGENCY

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 **LJ Hooker**

inviting alfresco and deck, complete with Australian spotted gum timber decking. This outdoor space is perfectly framed by an established, low-maintenance garden, offering a private and tranquil retreat.

Accommodation is thoughtfully arranged, with well-proportioned bedrooms positioned within the original home, maintaining warmth and character throughout. A renovated two-way bathroom connects to the main bedroom while conveniently servicing the household.

Additional features include a Regency gas log fireplace, adding comfort and ambience to the main living space, and a carefully considered layout that balances heritage elegance with modern convenience.

Enjoy effortless access to some of the area's most desirable amenities, including Torrensville Primary School, Thebarton Senior College, and an array of quality cafés and eateries along the ever-popular Henley Beach Road precinct.

Perfectly positioned for lifestyle and convenience, you're just moments from the Brickworks, Linear Park, and vibrant local shopping and dining options—all within easy walking distance.

Yet beyond the location, it's the home itself that truly stands apart - This is a home where classic architecture meets inspired design—ready to be enjoyed for years to come.

#### Key Features:

- Built in c1925, re-imagined by Marc & Co in 2020
- Soaring 3.2m ceilings to the extension
- Original leadlighting and restored fireplaces
- Beautifully restored original timber floorboards
- Polished concrete floors to rear living
- Custom redwood benchtops to kitchen and bathroom
- " Designer kitchen with premium Smeg appliances
- " Wide 90cm Smeg oven —ideal for entertaining
- Regency gas log fireplace
- Australian spotted gum timber decking
- Seamless indoor-outdoor alfresco living
- Established, low-maintenance gardens
- Flexible floorplan with multiple living zones

#### Specifications

Title: Torrens Title

Year built: c1925

Land size: 413sqm (approx)

Council: City of West Torrens

Council rates: \$2,078.25pa (approx)

ESL: \$194.90pa (approx)

SA Water & Sewer supply: \$240.86pq (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

## MORE DETAILS

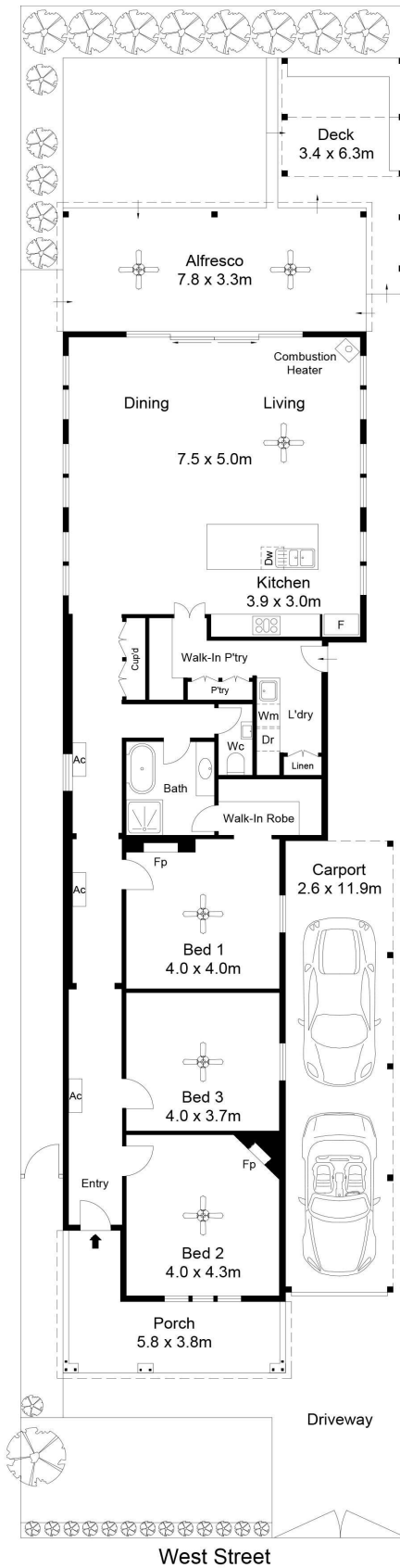
Property ID	YBTHDM
Property Type	House
Land Area	413 m2
Including	Ensuite
	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

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<b>Living</b>	160.6m <sup>2</sup>
<b>Alfresco</b>	25.7m <sup>2</sup>
<b>Porch</b>	13.9m <sup>2</sup>
<b>Deck</b>	16.1m <sup>2</sup>
<b>Carport</b>	30.9m <sup>2</sup>
<b>Total</b>	247.2m <sup>2</sup>



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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