

## Torrensville, 8/2 Rawlings Avenue

Torrens Title - Brand New Townhouse

3 2 2

Best Offers By Tuesday 19th August @ 3pm

Expertly crafted by Eastern Building Group, this Torrens titled home is beautifully finished and ready for you to move straight in. If you've been looking for a seamless blend of style and quality, your search ends here - let's make it yours.

First Home Owners Grant\* & Stamp Duty Relief is available, please refer to the Revenue SA website for eligibility criteria and further information.

On the ground floor, a spacious open-plan living and dining area connects effortlessly to the backyard, creating a natural flow for everyday living and entertaining. The stylish kitchen is equipped with ample storage, sleek stone benchtops, and a breakfast bar perfect for casual meals. Premium Bosch appliances including a gas cooktop and dishwasher, add both practicality and elegance. Also on this level is a well designed

### For Sale

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### View

Sat 9th Aug @ 11:10AM - 11:35AM

### Contact

**Thanasi Mantopoulos**

0421 188 498

thanasi@ljhooker.me

**Justin Peters**

0423 341 797

justin@ljhooker.me



**Disclaimer:** 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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(08) 8352 7111

laundry with built-in storage and a separate WC for added convenience.

Upstairs, you'll find three generously sized bedrooms, each with built-in wardrobes. The master suite impresses with a modern ensuite featuring an oversized shower, stone finishes, and excellent storage. The family bathroom includes a full-size bathtub and additional storage, ideal for relaxed family living.

Outside, the low-maintenance yards have been thoughtfully designed for ease of care, ideal for busy families, professionals or those who simply want to enjoy their weekends. The secure rear courtyard provides a safe, welcoming space for kids, pets, or entertaining guests. Parking is a breeze with a single garage featuring an automatic door, plus extra off-street space in the driveway.

You'll love the lifestyle this location offers you - Just a short walk to Henley Beach Road, you'll find your local café, gym, and a variety of popular eateries close at hand. Located less than 15 minutes from the CBD with nearby public transport, commuting is quick and easy. Ideally positioned between the city and the sea, you're minutes from Henley Square and Adelaide's stunning coastline. Families will appreciate access to quality schooling, including Torrensville Primary and Underdale High School.

### Key Features

- Open plan living and dining area downstairs
- Kitchen offers ample bench and cupboard space and quality appliances
- Laundry and additional WC downstairs
- Carpeted stairs leading to the top level
- Three good sized bedrooms upstairs, all with built-in wardrobes
- Master bedroom features an ensuite and walk in wardrobe
- Family bathroom includes a full sized bathtub and storage
- Built-in cupboards on the landing upstairs
- Low maintenance gardens including artificial lawn and garden beds
- Single lock up garage with automatic door and driveway parking
- Floating floorboards downstairs, cosy carpets upstairs

### Specifications

Title: Torrens Title

Year built: 2025

Council: City of West Torrens

Council rates: TBC

ESL: TBC

SA Water & Sewer supply: TBC

\*The First Home Owner's Grant is offered by RevenueSA and is subject to eligibility criteria as determined by RevenueSA. Prospective purchasers must make their own enquiries. The vendor and the agent make no representation in relation to the Property or Purchaser's eligibility to obtain the grant.

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



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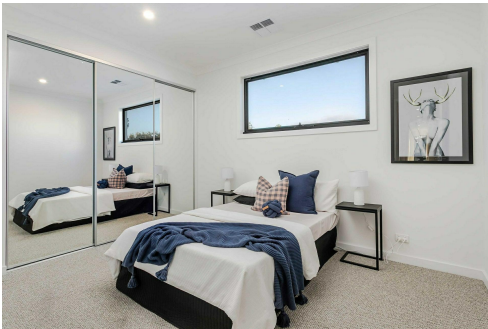
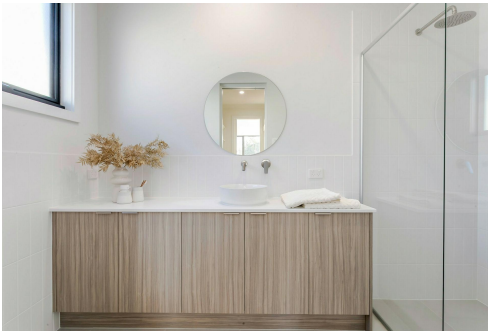
deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. 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	XTMHDM
Property Type	House
Including	Ensuite Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

**Thanasi Mantopoulos 0421 188 498**  
Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)  
**Justin Peters 0423 341 797**  
Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

**LJ Hooker Mile End | Woodville (08) 8352 7111**  
206A Henley Beach Road, TORRENSVILLE SA 5031  
[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) | [admin@ljhookermileend.com.au](mailto:admin@ljhookermileend.com.au)



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