

## Torrensville, 86 Jervois Street

Beautifully renovated Torrens Titled maisonette offering a prime city-fringe lifestyle

From its charming character facade to the elegant hallway, high ceilings, and timber floorboards, this home captivates from the moment you step inside.

Positioned on a desirable corner allotment, it features two spacious bedrooms with built-in robes, a well-appointed bathroom with a separate toilet, and an open-plan living, dining, and kitchen area at the rear, flowing seamlessly into a generous side and rear courtyard.

Nestled in a highly sought-after street, this location offers a unique blend of convenience and lifestyle. Henley Beach is just a short drive away, while the CBD is virtually around the corner. Located within the sought after Adelaide High and Adelaide Botanic High School zones.

Ideal for couples and young families, this home provides easy access to Torrensville



**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.

**SOLD**



**For Sale**  
Contact agent

**View**  
[ljhooker.com.au/XDYHDM](http://ljhooker.com.au/XDYHDM)

**Contact**  
**Thanasi Mantopoulos**  
0421 188 498  
thanasi@ljhooker.me  
**Symeon Eftimiou**  
08 8352 7111  
symeon@ljhooker.me

**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

Primary School, the Clifford Reserve community garden, Thebarton Aquatic Centre, Kings Reserve playground, and shopping, coffee, and fresh produce at The Brickworks Marketplace. Enjoy scenic walks along Linear Park or cycle to work in the city!

### Key Features

- Two generous bedrooms with built-in robes
- Second bedroom with direct patio access
- Open-plan living and dining area
- Stylish kitchen with neutral tones and a gas cooktop
- Bathroom featuring a shower and separate toilet
- Soaring high ceilings and timber floorboards throughout
- Elegant, elongated hallway
- Ducted reverse-cycle air conditioning for year-round comfort
- Spacious, low-maintenance rear yard
- Double car driveway accessible from Ashwin Parade
- Prime corner allotment
- Just 10 minutes (5km approx) from the CBD
- Zoned for Adelaide High and Adelaide Botanic High Schools

### Specifications

Title: Torrens Title

Year built: c1910

Land size: 349 sqm (approx)

Council: City of West Torrens

Council rates: \$1,230.40pa (approx)

ESL: \$129.75pa (approx)

SA Water & Sewer supply: \$175.01pq (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 About this Property

<b>Property ID</b>	XDYHDM
<b>Property Type</b>	House
<b>Land Area</b>	349 m2
<b>Including</b>	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)

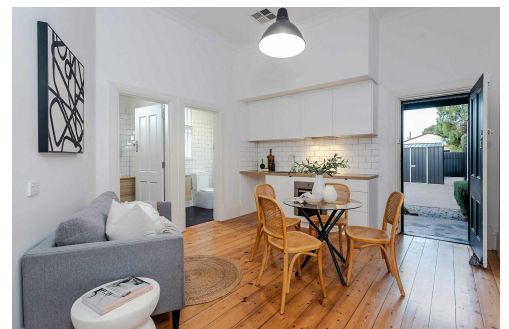
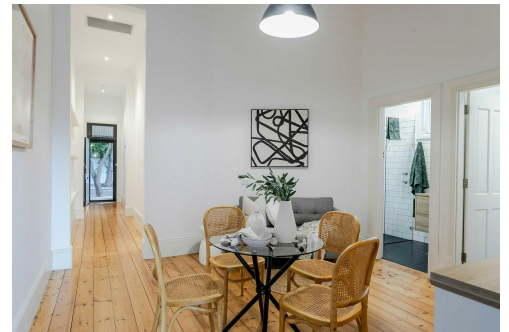
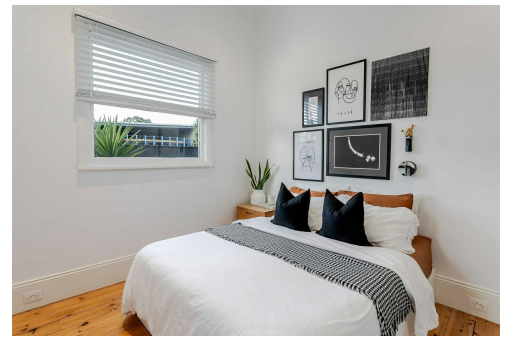
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