



RES 1B Palmyra Avenue, Torrensville

## Torrens Titled - Brand New Beginning

Welcome to your brand-new beginning. This is a masterful build by Eastern Building Group - Torrens titled, superbly appointed, and ready for you to move straight in. If you've been searching for effortless style and quality, this is the one - 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.

The ground floor of the home features a spacious open-plan living and dining area, enhanced by floor-to-ceiling windows on both sides that fill the space with natural light and warmth year-round. The adjacent kitchen offers generous storage and stone benchtops, complete with a breakfast bar ideal for casual meals. Quality Bosch appliances, including a dishwasher and gas cooktop, add both functionality and style. Conveniently located next to the kitchen is the laundry, which includes ample bench and cupboard space, along with a guest-friendly WC.

Upstairs, you'll find three well-proportioned bedrooms, each with built-in wardrobes. The master suite boasts a sleek ensuite with an

3  2  2 

**FOR SALE**  
\$873,000

### AGENTS

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### AGENCY

LJ Hooker Mile End | Woodville  
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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**

oversized shower, stone benchtops, and plenty of storage. The family bathroom includes a full-size bathtub and additional storage, catering to everyday comfort and convenience.

Outside, the low-maintenance gardens are designed for easy care, making them ideal for busy families or professionals. The rear lawn offers a safe and inviting space for children and pets to play or for entertaining guests. Off-street parking is well catered for with a single garage featuring an automatic door, plus additional driveway space.

You'll love the lifestyle this location offers you - just a short stroll to Henley Beach Road where you can grab your morning coffee, hit the local gym, or dine at a variety of popular restaurants. Located less than 15 minutes from the CBD, with convenient public transport options nearby, commuting is a breeze. Perfectly positioned between the city and the coast, your weekends can be spent soaking up the atmosphere at Henley Square or exploring Adelaide's beautiful beaches. Families will also value the access to quality schooling, including Torrensville Primary School and Underdale High School.

### Key Features

- Open plan living and dining area downstairs
- Kitchen offers ample bench and cupboard space, and quality appliances
- Laundry located adjacent to the kitchen, and includes a WC
- Carpeted stairs leading to the top level
- Three good sized bedrooms upstairs, all with built-in wardrobes
- Master bedroom features an ensuite with an oversized shower
- Family bathroom includes a full sized bathtub and storage
- Built-in cupboards on the landing upstairs
- Low maintenance gardens including 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: \$1,232.60pa (approx)

ESL: \$105.25pa (approx)

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

- 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.
- Internal photos may depict another home within the group\*

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 XVTTHDM  
Property Type House  
Including Ensuite  
Air Conditioning  
Built-in-Robes  
Close to Schools  
Close to Shops  
Close to Transport  
Roller Door Access  
Window Treatments

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