



## Torrensville, RES 5 Clifford Street

Make your move on an urban-edged Freestanding villa

As charming as the city is close, this freestanding villa has a heart bigger than Torrensville; and for the astute investor or purchaser with plans, this far from thrifty home has the footprint, the flow, and the glow that will appeal to many...

With a pretty fae and a tree-lined position on the coat tails of Henley Beach Road, picture the extra moves you can make to refine its c1910s 2-bedroom, 1-bathroom class further, ahead of a backyard haven that'll fulfill your love of outdoor living.

With lofty ceilings and both bedroom 1 and 2 being generously sized - they offer plenty of options. Sure, you could make over the kitchen and a wet area or two, but for lifestyle, there's little to do - the all-weather patio bringing peaceful garden vibes.

Wherever life takes you, it'll repay you tenfold in urban convenience —a morning brew via one of many Henley Beach Road Cafe options, a cheap Uber fare to Adelaide Airport,



**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.



**For Sale**  
\$882,000

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

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

moments to the Torrensville Plaza and Brickworks Marketplace, plus every city hospital or university via short bus ride or convenient walk.

Take it from impressive to top-notch:

Torrens titled freestanding villa

Secure off-street parking

Rear family room with patio reach

Open plan central kitchen with a freestanding gas stove

2 versatile double bedrooms

A generous bound-for-modern bathroom

Value-adding scope to enhance & upgrade (STCC)

Outstanding city edge investment potential

And much more!

#### Specifications

Title: Torrens titled

Year built: c1910

Land size: 348sqm (approx)

Council: City of West Torrens

Council rates: TBC

ESL: TBC

SA Water & Sewer supply: TBC

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>	WTQHDM
<b>Property Type</b>	House
<b>Land Area</b>	348 m <sup>2</sup>
<b>Including</b>	Close to Schools Close to Shops Close to Transport

**Thanasi Mantopoulos 0421 188 498**

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**Justin Peters 0423 341 797**

Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

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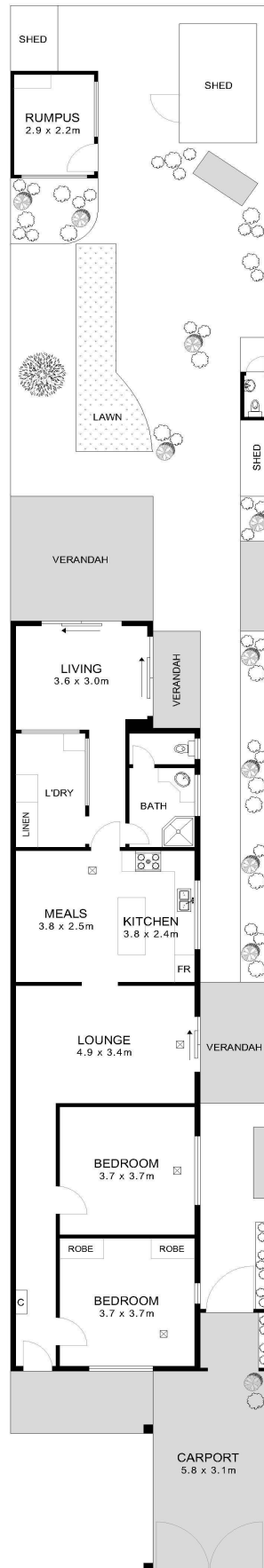
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Approx Gross
Living = 101m <sup>2</sup>
Carport = 18m <sup>2</sup>
Rumpus = 6m <sup>2</sup>
Verandah = 25m <sup>2</sup>
Porch = 7m <sup>2</sup>
Total = 157m <sup>2</sup>

## 5 Clifford Street Torrensville

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