



## Torrensville, 17/1A Stephens Avenue

Modern Unit Just Moments From the City and the Coast

Best Offers By Wednesday 21st May @ 2pm

Eminence Torrensville offers the perfect blend of vibrant city life and relaxing coastal escapes. Perched on the top floor, this modern apartment boasts sweeping views.

Step inside to find a bright and airy open-plan living and dining area, enhanced by large windows, sleek floorboards, and a split-system air conditioner for year-round comfort. The modern kitchen is designed for both style and functionality, featuring stone benchtops, generous storage, a gas cooktop, and a dishwasher.

Two well-sized bedrooms are fitted with plush carpets, built-in wardrobes, and large windows that flood the rooms with natural light. The spacious bathroom includes stone benchtops and integrated laundry facilities for added convenience.



**For Sale**  
\$477,000

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

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

**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.

Enjoy the cityscape from the private front balcony, and benefit from off-street parking for one vehicle.

Ideally positioned between the city and the sea, Eminence Torrensville is just 3km from the Adelaide CBD and a little over 6km from the sands of Henley Beach. Plus, the vibrant Henley Beach Road shopping and dining precinct is only moments away. From brunch at Henley Square to sunset walks along Grange Beach, everything you need is within easy reach.

#### Key Features

- Sunlit, open plan living and meals area
- Modern kitchen with stone benchtops, generous storage, gas cooktop and dishwasher
- Two bedrooms, both with built-in wardrobes and cosy carpets
- Contemporary bathroom combined with laundry amenities
- Private balcony accessible directly from the lounge
- Split-system air conditioning
- 1 allocated car space
- Secure complex with fencing and resident only access

#### Specifications

Title: Strata Title

Council: City of West Torrens

Council rates: \$1,153.50pa (approx)

ESL: \$99.95pa (approx)

SA Water & Sewer supply: TBC

\*Exterior group photos were taken in 2020.

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>	XJTHDM
<b>Property Type</b>	Unit
<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)

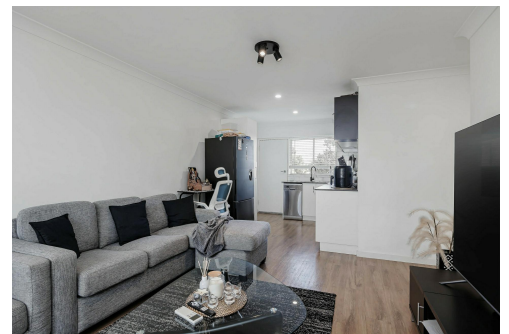
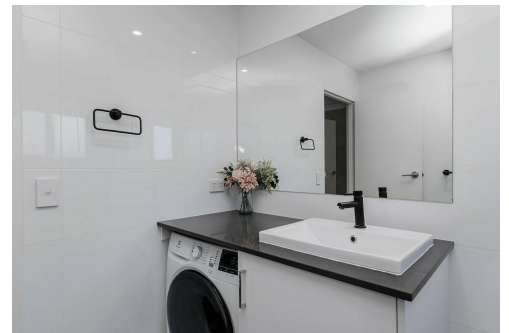
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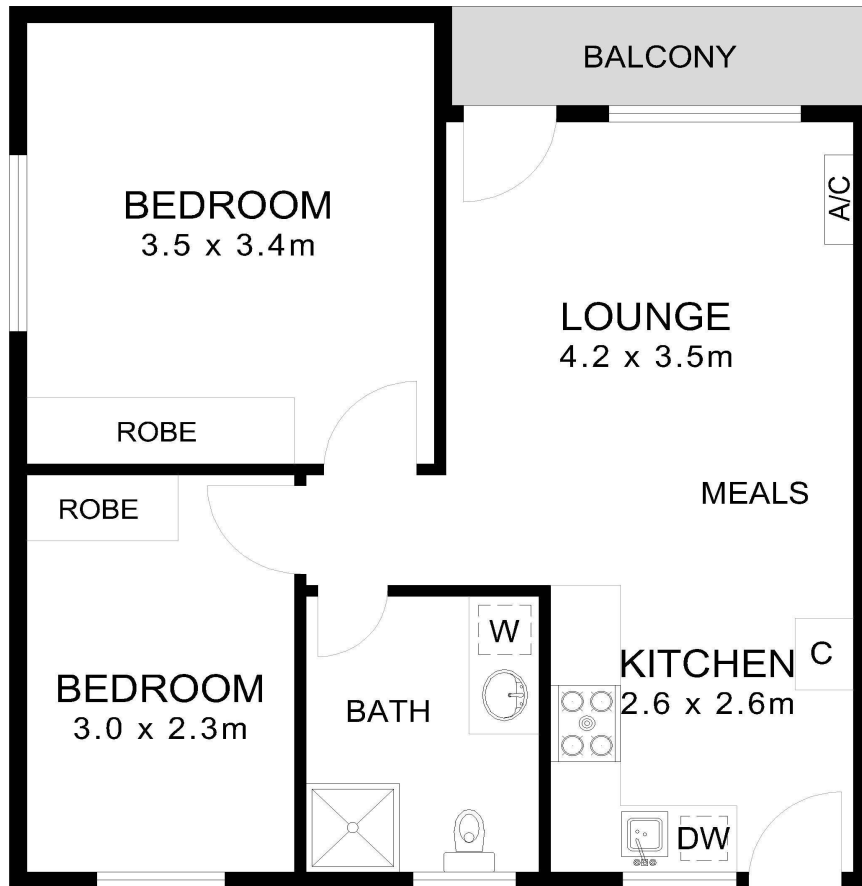
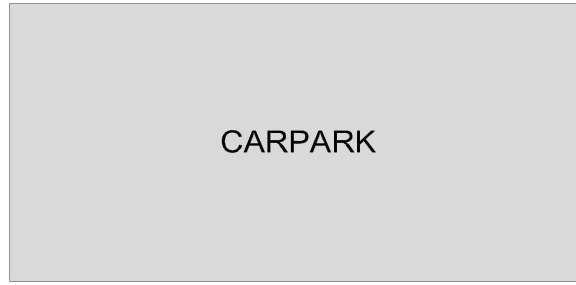
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*\* NOT IN POSITION*



Approx Gross

Living = 51m<sup>2</sup>

Balcony = 3m<sup>2</sup>

Total = 54m<sup>2</sup>

## 17/1a Stephens Avenue Torrensville

For Illustrative purposes only. All measurements are approximate.

Andrew Waters Photography



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