



Torrensville, RES 18/1a Stephens Avenue

Modern unit, a stones throw to the city and sea

Eminence Torrensville lets you make the best of both city living and weekend coastal relaxation. This flawless unit is located on the top floor and offers sweeping city views.

This tidy unit boasts an open plan living and meals area, with large windows, floorboards and a split system air conditioner. The kitchen is equipped with stone benches, ample cupboard space, dishwasher and gas cooktop.

Both bedrooms feature carpets, built-in wardrobes and large windows and allows plenty of natural light in. The bathroom is spacious and conveniently features laundry facilities.

The balcony at the front of the property offers city views. Off-street parking is available for 1 vehicle.

Eminence Torrensville is nestled perfectly between the city and the sea. Only 3km to the



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
\$445,000

View
ljhooker.com.au/X5KHDM

Contact
Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Justin Peters
0423 341 797
justin@ljhooker.me

LJ Hooker Mile End | Woodville
(08) 8352 7111

Adelaide CBD and just over 6km to Henley Beach. On top of that, Henley Beach Road shopping strip and restaurants are only meters from your front door. A short drive to the coast to explore Henley Square's decadent coffee and brunch spots, plus Henley and Grange beaches.

Key Features

- Open plan living and meals area with large window
- Kitchen boasts stone benches, ample storage, gas cooktop and dishwasher
- Both bedrooms fitted with carpets and built in wardrobes
- Stylish bathroom with laundry facilities
- Private balcony accessible from lounge room
- Split system air conditioning in the living room
- 1 allocated car space
- Secure building, private corner location with city views

Specifications

Title: Strata Titled

Council: City of West Torrens

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

ESL: \$99.95pa (approx)

SA Water & Sewer supply: \$165.55pq (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

Property ID	X5KHDM
Property Type	Unit
Including	Air Conditioning Built-in-Robes City Views Close to Schools Close to Shops Close to Transport Heating Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

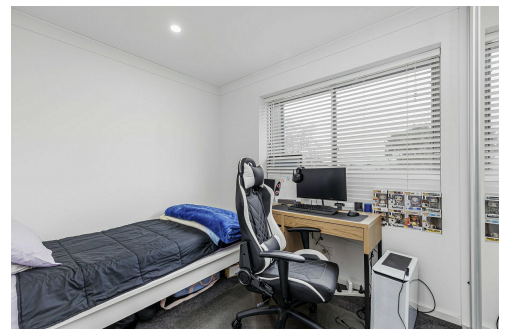
Justin Peters 0423 341 797

Principal | justin@ljhooker.me

LJ Hooker Mile End | Woodville (08) 8352 7111

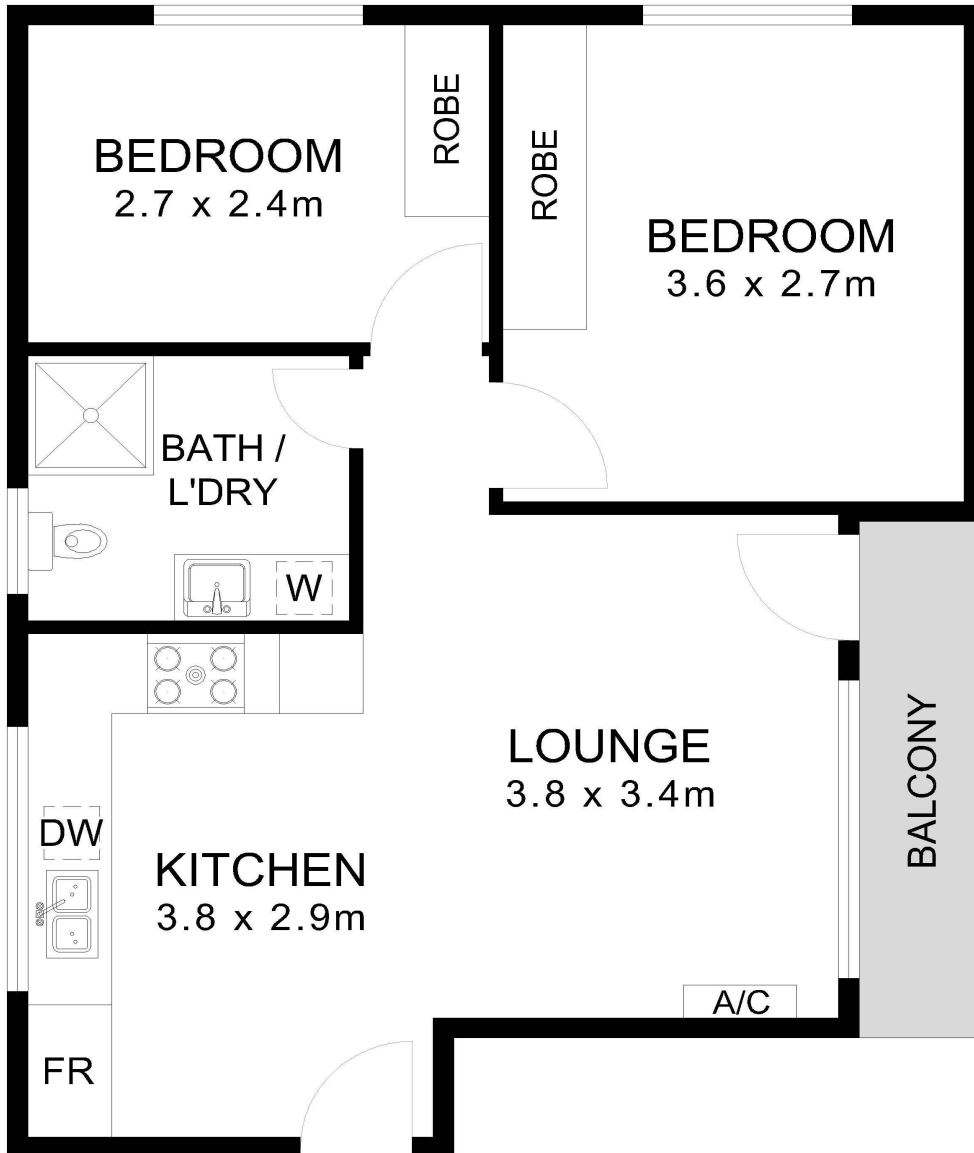
206A Henley Beach Road, TORRENSVILLE SA 5031

mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au



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Approx Gross
 Living = 49m²
 Balcony = 4m²
 Total = 53m²

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



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