

West Hindmarsh, 13a Romford Street

Superbly Renovated Home with Modern Extension -
Convenient City Fringe Living

This charming single fronted home has been thoughtfully renovated throughout and recently enhanced with a modern extension, providing ample space for a growing family.

The front facade of the home is highlighted with a white picket fence and a large return verandah. At the front of the home, the three bedrooms feature solid wood floorboards, ceiling fans, and plantation shutters. The master bedroom is versatile and can also serve as a second lounge or sitting room.

The extension at the rear of the property houses two bathrooms. The larger bathroom includes a walk-in shower and a luxurious deep-soak bath, while the guest bathroom offers a WC, hand basin, and shower.

The modern kitchen is well-appointed with a gas cooktop, dishwasher, and plenty of bench



For Sale
\$978,000

View
ljhooker.com.au/XAXHDM

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LJ Hooker Mile End | Woodville
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and storage space. It seamlessly connects to the open-plan living and dining area, with expansive stacking glass doors fully open to the backyard.

Outside, the established, low-maintenance gardens make this property perfect for busy families or professionals. The long driveway leads to a secure backyard with a spacious shed and an undercover entertaining area, which doubles as a carport.

You'll appreciate the convenience this location provides - Situated between three major roadways and walking distance to a free tram, it offers seamless accessibility. Enjoy a short walk to Welland Plaza, as well as nearby convenience stores and cozy cafes along Queen Street. North Adelaide is just a stone's throw away, perfect for savoring gourmet dining or immersing yourself in Adelaide's vibrant nightlife.

Key Features

- Three bedrooms at the front of the home, all with ceiling fans
- Main bathroom has a walk in shower and a deep soak bathtub
- Second bathroom equipped with a WC, hand basin and shower
- Modern kitchen with ample bench and storage space, gas cooktop and dishwasher
- Open plan living and meals area with large windows and split system AC
- Generous European laundry
- Expansive stacker doors opening out to the back yard and entertaining area
- Undercover entertaining area could also be used as a carport for additional parking
- Large shed at the back of the block
- Secure gated rear yard

Specifications

Title: Torrens Titled

Year built: c1950

Land size: 406sqm (approx)

Site dimensions: 10.66m x 38.1m

Council: City of Charles Sturt

Council rates: \$1,590.45pa (approx)

ESL: \$161.45pa (approx)

SA Water & Sewer supply: \$198.34pq (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	XAXHDM
Property Type	House
Land Area	406 m2
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

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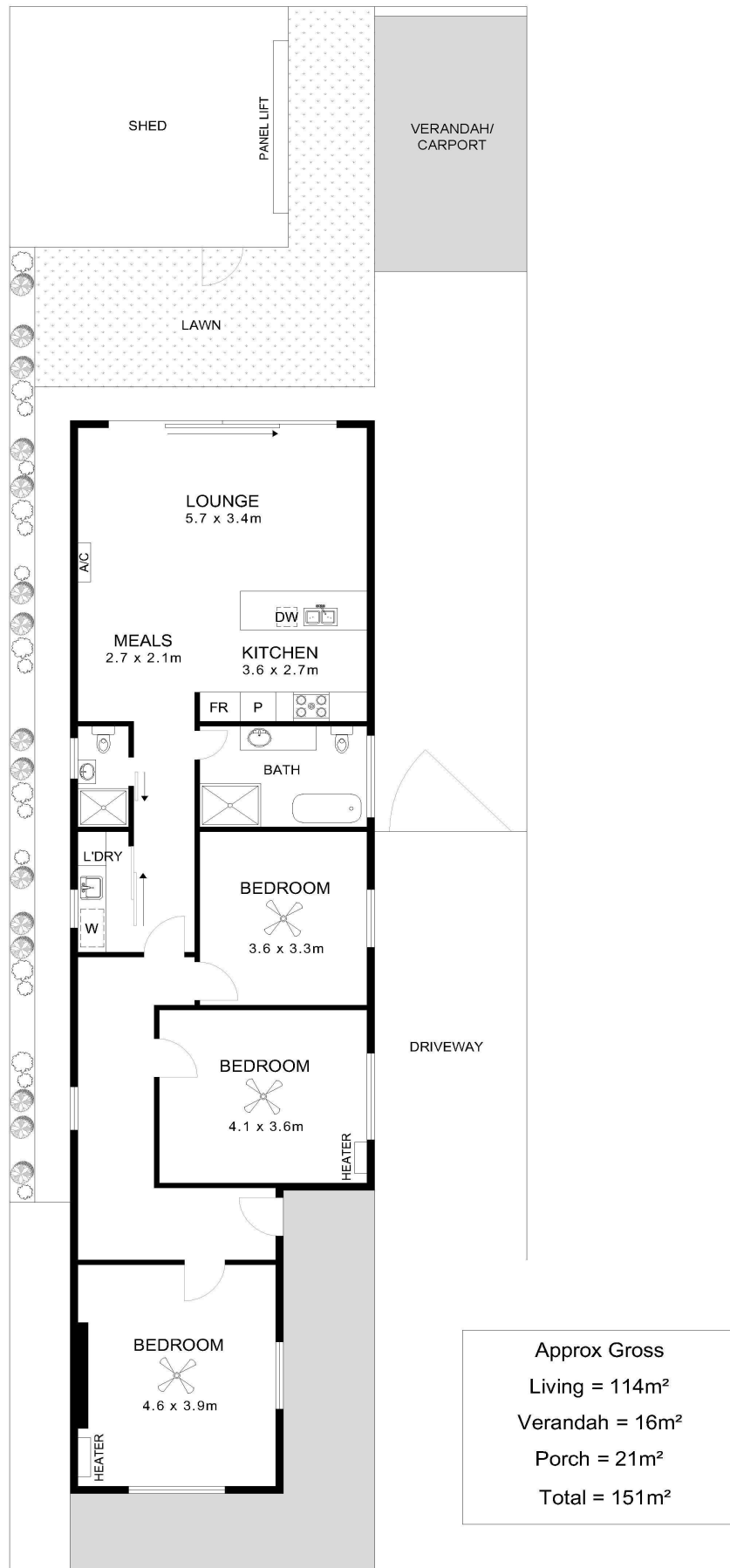
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For illustrative purposes only. All measurements are approximate.

Andrew Waters Photography