



21a Passmore Street, West Richmond




Charming, Beautifully Renovated & Featuring Sublime Outdoor Pavilion

Auction | Saturday 1st November @ 1pm

Beautifully renovated throughout while retaining its timeless charm, this solid double-brick home offers the perfect fusion of classic character and contemporary style.

Polished timber floorboards, soaring ceilings, and quality finishes combine to create a warm and inviting atmosphere from the moment you step inside. At the front of the home, a light-filled lounge provides an elegant space to relax or entertain family and friends.

At its heart, the eat-in kitchen showcases granite benchtops, a five-burner gas cooktop, dishwasher, and abundant storage - perfectly designed for the keen home chef. The adjoining European laundry enhances everyday functionality. Accommodation includes spacious bedrooms, two with ceiling fans, the master features built-in wardrobes. The stylishly updated bathroom impresses with a frameless shower screen, rainfall shower head, and excellent storage.

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FOR SALE
\$845,500

AGENTS

Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Dragan Pancic
0421 977 361
dragan@ljhooker.me

AGENCY

LJ Hooker Mile End | Woodville
(08) 8352 7111

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 **LJ Hooker**

Outdoors, the generous backyard offers two exceptional entertaining zones - a decked area with café blinds for all-season enjoyment, and a sublime pavilion ideal for alfresco dining or relaxed gatherings around the firepit. The secure, fully fenced yard features an automatic gate, providing both privacy and peace of mind. The property also has a large solar system that can slash your electricity costs to almost nothing.

A home that truly ticks every box - combining quality, comfort, and character - ready for you to move straight in and make it your own. Perfectly positioned for lifestyle and convenience, this home offers easy access to Marion Road transport and an excellent selection of nearby schools, including Cowandilla Primary, Lockleys Primary, Richmond Primary, Torrensville Primary, Plympton International College, Warriappendi School, and Thebarton Senior College. For recreation and leisure, enjoy being less than 3km from the prestigious Kooyonga Golf Course, with parks, shopping, and dining options all within easy reach.

Key Features

- Spacious living room at the front of the home
- Kitchen boasts ample storage space, granite countertops and quality appliances including a 5 burner gas cooktop
- European laundry and separate WC
- Three bedrooms, two with ceiling fans and the master includes built-in wardrobes
- Renovated bathroom with rainfall shower head and storage
- Decked entertaining area, plus second undercover space with AV point
- Lush lawns and manicured hedging, with irrigation
- Garden sheds for additional storage
- Fully fenced property with an automatic gate, and ample off-street parking
- Solar panels
- Ducted reverse cycle air conditioning

Specifications

Title: Torrens Title

Year built: c1950

Land size: 445sqm (approx)

Council: City of West Torrens

Council rates: \$1,243.00pa (approx)

ESL: \$126.80pa (approx)

SA Water & Sewer supply: \$176.30pq (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

MORE DETAILS

Property ID XZVHDM
Property Type House
Land Area 445 m2
Including Air Conditioning
Close to Schools
Close to Shops
Close to Transport
Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

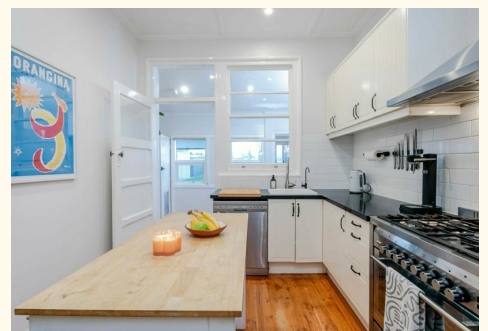
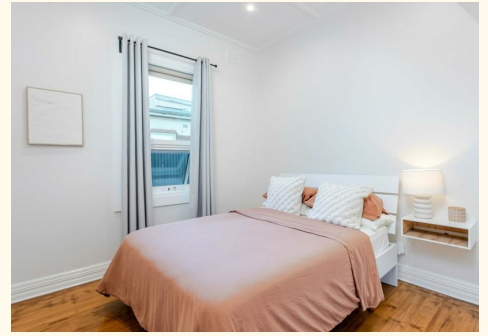
Dragan Pancic 0421 977 361

Sales Executive | dragan@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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Area (Estimate only)	
Living	71.0 m ₂
Shed	23.8 m ₂
Deck / Pergola	19.8 m ₂
Pavilion	18.6 m ₂
Porch	2.1 m ₂
Total	135.3 m₂

For illustrative purposes only.
All measurements are approximate



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