

**19 Torrens Avenue, Lockleys, SA 5032**



**House For Sale**

Thursday, 4 April 2024

19 Torrens Avenue, Lockleys, SA 5032

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 362 m2**

**Type: House**



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## Best Offer by Tues 23rd of April 5pm (USP)

Perfectly positioned adjacent other well-established residences in a desirable Avenue, this rare and exciting offering is flawless in presentation and is sure to impress. Built in 2011 by highly regarded builder 'Warren Henderson', this classy easy-care residence has been built with no expense spared. Well suited to retirees, 1st home buyers, investors or astute buyers who are looking for an enviable lifestyle within walking distance to the picturesque Torrens 'Linear Park'. Enriched with many fine attributes which includes:

- 3 double sized bedrooms (master bedroom with an ensuite bathroom and walk in robe, bedroom 2 with built in robe and conveniently opens up to a private courtyard setting).
- Sparkling kitchen which is equipped with high end appointments which include stylish granite benchtops, an abundance of cupboard storage, drawers and bench space, quality stainless steel appliances (which includes Blanco stainless steel oven and dishwasher).
- Adjoining the kitchen is the spacious open plan casual meals / family living area. This area opens to the Alfresco outdoor entertainment area through a solid commercial grade sliding door.
- The alfresco entertaining area enjoys spectacular views over the plunge pool and is complemented with an outdoor meal area including built in fridge and reverse cycle air conditioning under the main roof - providing the perfect setting for all those family get-togethers.
- The sparkling fiberglass mineral plunge pool (Manga pool) features integrated LED lights and electric heating and cooling. Added features include Spa jets, swim jet, fountain and deck jets all operated by the app (iAqualink) and a separate remote control. Auto dosing system makes this pool a breeze to maintain and looking sparkling all year round.
- Holman - RGB pool and front of house lights both with 360-degree range of colours operated from the Holman app.
- Main bathroom is complemented with a bath and a granite benchtop. Both of the homes' bathrooms are luxuriously appointed with floor to ceiling tiling and quality selections of all sanitary and tap ware.
- Double garage with automated panel lift door, internal access to the residence and drive through access. Remote app can be used to open and close the garage door. Both the front gate and garage door can be operated with remote controllers.
- Laundry with linen press storage and direct access to the rear yard.
- Solar electrical system (6.5KW) with a Tesla battery.
- Intercom security, CCTV Reolink and hard drive operating 3 cameras.
- Ducted reverse cycle air-conditioning throughout with AirTouch air-conditioning control tablet in dining room. Individual zoned temperature and air control for the three bedrooms.
- Combination of porcelain tiles and carpet flooring.
- Stylish selections of all window treatments.
- Pixie - Light switches, dimmers, and schedules.
- Front Door - gate, doorbell & screen in lounge room to operate the gate.
- Landscaped front, side, and rear gardens with Hydrowise 3 zone watering system which waters all plants, operated by the Hydrowise app.
- Magic Home - LED in garage and kitchen.
- Undercover manual blinds for pool area, ziptrack blinds bedroom 2 and outdoor alfresco.
- Secure Front yard with automated sliding gate for added privacy.

All this and more on 362m<sup>2</sup> of land. Ideally located midway to the beach and CBD with local attractions within proximity including the picturesque 'Torrens Linear Park', the famous 'Kooyonga' Golf Course, excellent shopping centres, classy cafés and restaurants, quality private and public schools, public transport, the airport (not under flight path) and much more. Best Offer by Tues 23rd of April 5pm (USP) It's all about location and lifestyle. Don't be late with this outstanding offering.