

**2/44 Elizabeth Street, Torrensville, SA 5031**

**HARRIS**

**Sold Townhouse**

Friday, 1 March 2024

2/44 Elizabeth Street, Torrensville, SA 5031

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Type: Townhouse**



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## Contact agent

Packed with surprising lifestyle convenience, this beautifully bright, open and airy second floor unit delivers picture-perfect low maintenance living wonderfully perched between the city and the sea. Set just a stone's throw to the thriving Henley Beach Road teeming with local cafés, specialty stores and supermarkets, moments to the pristine sands of West and Henley Beach, and a hop and a skip to the CBD - 2/44 Elizabeth captures the absolute best of west. With a wonderful open-plan entertaining zone warmed by rich timber floating floors, and a modern kitchen spilling with natural light, great bench top space for stress-free cooking, as well as abundant cabinetry and cupboards, there's a delightful free-flowing energy and ambience here that'll make you instantly houseproud and happy. Along with spacious bedrooms featuring built-in robes, handy study area, sparkling updated bathroom, and a pair of fresh air balconies bookending the property, adding fantastic light and a welcome sense of space, you'll find this lovely abode far more home than homette. Nothing to change and everything to love, as well as striking impeccable lifestyle ease whether you're a first-time buyer, downsizer or looking for a lock-and-leave rental in the high-value heart of the sought-after west, this is every bit a smart choice for savvy living. Features you'll love: - 5.3kW solar power system, with a 5kW inverter saving you on bills - Ring Smart Home Security door bell for peace of mind - Lovely and light-filled open-plan living and entertaining potential with wide windows and balconies - Spacious modern kitchen featuring fantastic bench top space, abundant cabinetry, gleaming stainless steel appliances and blue-sky views while you cook - 2 generously-sized bedrooms, both with handy BIRs, as well as cosy study area - Updated bathroom and laundry combo with fresh white floor-to-ceiling tiling - Warming hybrid timber floors throughout and split-system AC in main living - Garden shed and private, off-street parking

Location highlights: - Arm's reach to a range of cafés, specialty stores, delicious takeaway eateries and supermarket options - Close to Adelaide Airport, Ikea and Bunnings for all your housing essentials - Easy public transport options ready to zip you to the city in a flash or invite endless summer season fun with Henley Beach the vibrant Henley Square less than 10-minutes from your front door

Specifications: CT / 6156/657 Council / West Torrens Zoning / GN Community Rates / \$870.40pa | Shared Insurance costs (through Holdfast Insurance) Community Manager / Self Managed Council Rates / \$1,066pa (approx) Emergency Services Levy / \$104.20pa (approx) SA Water / \$127.21pq (approx) Estimated rental assessment / \$420 to \$450 per week / Written rental assessment can be provided upon request

Nearby Schools / Torrensville P.S, Cowandilla P.S, Lockleys P.S, Flinders Park P.S, Underdale H.S

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