

**21 Lane Street, Richmond, SA 5033**

**HARRIS**

**House For Sale**

Friday, 3 May 2024

21 Lane Street, Richmond, SA 5033

**Bedrooms: 3**

**Bathrooms: 1**

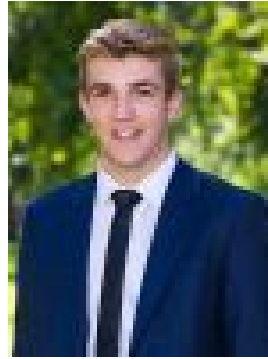
**Parkings: 3**

**Area: 561 m2**

**Type: House**



Yianni Garbas  
0882023500



Jack Helms  
0409734453

**\$730k**

Set to experience every spoil of its mid-city to coast locale, this three-bedroom residence takes the solid bones of its c1950's construction, an enchanting Art Deco influence and considerably updated footprint to offer a contemporary home base from a coveted 561sqm inner-western parcel. Delivering wide appeal from its spacious street frontage behind an idyllic white picket fence, the home grants an immaculate first impression that continues through to a cosy lounge, resting between timber floorboards and high ceilings with geometric detailing. From here, each bedroom is situated upon warm carpets, connected by a generous master boasting built-in robes and a reverse cycle air conditioner for the household heads to enjoy. Forming a contemporary heart of the home, the dine-in kitchen has been beautifully remodelled to offer a functional yet stylish place to both cook and entertain - fitted with Blanco electric cooktop, under bench oven, Westinghouse dishwasher, filtered water tap and subway-tiled splashback. Benefiting from its preferred north-facing orientation, the secure backyard receives an incredible dose of sunshine, extending from an expansive verandah to a spacious stretch of lawn - ensuring everyone from avid entertainers to kids and pets are catered for. Whilst both the city and coastline rest just 10-minutes from your front door, you'll have plenty of local highlights accessible via foot to keep you busy - including Devour café, Yellow Matter Brewing, Hilton shopping amenities, plus Hamra Centre Library and Reserve just to name a few... Even more to love:- Three car undercover parking behind roller door- Secure rear garaging- Crisp main bathroom with bath- Freshly painted throughout- R/C air conditioning to lounge, bedrooms 1 & 2- Veggie patch- 600m to bus stop- Zoned for Plympton International College- Proximity to Tenison Woods Catholic School & Cowandilla Primary Specifications: CT / 5468/152 Council / West Torrens Zoning / GN Built / 1950 Land / 561m2 (approx) Frontage / 16.76m Council Rates / \$1,221.55pa Emergency Services Levy / \$133.15pa SA Water / \$166.30pw Estimated rental assessment: \$580 - \$620 pw/ (Written rental assessment can be provided upon request) Nearby Schools / Cowandilla P.S, Richmond P.S, Torrensville P.S, Plympton P.S, Lockleys P.S, Plympton International College. Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409