

**22 Livingstone Street, Thebarton, SA 5031**

Pilgrim 袁

**Sold House**

Wednesday, 13 September 2023

22 Livingstone Street, Thebarton, SA 5031

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 196 m2**

**Type: House**



Leon Yuan

0882783322

**\$740,000**

You can bid for this property online at <https://x5u9a.app.goo.gl/iWj8> Stepping inside this stunning two storey, 3 bedroom home, you'll be greeted by a spacious open plan living and dining area, perfect for entertaining guests or enjoying quality time with your loved ones. The modern kitchen is equipped with a gas cooktop and oven, dishwasher, and a large island bench with dual basins, making cooking a breeze. The generous size laundry offers floor-to-ceiling tiles and ample cupboard space, ensuring convenience and practicality. Downstairs also features a separate power room and an outdoor entertaining area, extending your living space and providing the ideal spot for relaxing and enjoying the outdoors. The tiled flooring throughout the ground floor not only adds a touch of elegance but also makes cleaning a breeze. Parking will never be an issue with the double garage, in addition, you have off-street parking for an additional two cars. The double garage also includes a storage cupboard for your convenience. Heading upstairs, you'll find a generous master bedroom that boasts an ensuite with floor-to-ceiling tiles, a built-in robe, and a private balcony, creating your own personal retreat. Bedroom two also includes a built-in robe, providing ample storage space. Additionally, there's a study nook in the hallway, perfect for those who work or study from home. The main bathroom features a bath and floor-to-ceiling tiles, offering a luxurious experience. All bedrooms and upstairs areas have brand new carpet, adding a cozy and comfortable touch. The location couldn't be more perfect, with just a 2km distance to Adelaide CBD. The home is within the school catchment of reputable institutions such as Adelaide High School, Torrensville Primary School, and Adelaide Botanic High School. You'll also find Thebarton Community Centre and Thebarton Theatre nearby, offering a variety of recreational and cultural activities. Don't miss the opportunity to make this stunning home yours, where convenience, style, and comfort come together perfectly! Join us and be a part of history as we come together for Australia's largest ever single day national auction event, 'Blue Friday', Hundreds of properties capturing the attention of a nation in a global first - all while raising awareness and money for your other favourite team in Blue, Beyond Blue. This property will be auctioned (Off-Site) as part of this incredible event which will be held at EOS by Sky City on Friday 22nd September 2023 with auctions commencing at 4:00 pm Features you will love:- 3 generous sized bedrooms- Floor-to-Ceiling tiles in wet areas- Tiled Flooring throughout - New Carpet Upstairs- Off-Street Parking- Outdoor Entertaining Area OTHER: Land Size: 196m<sup>2</sup> approx Dwelling Size: 182m<sup>2</sup> approx Council: City of West Torrens Year Built: 2015 Frontage: 8m approx RLA 275886