

**27 Elizabeth Street, Torrensville, SA 5031**

**NOAKES  
NICKOLAS**

**Sold House**

Thursday, 29 February 2024

27 Elizabeth Street, Torrensville, SA 5031

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 2**

**Area: 346 m2**

**Type: House**



Callan Eames  
0431471470



Matt Brook  
0490677015

**\$845,000**

Privately set back from the street behind a modern picket fence, this sandstone fronted cottage has undergone a chic renovation, fusing timeless style and modern function with magnetic turn-of-the-century character. Holding a prime position within one of the most desirable suburbs bordering our vibrant city-fringe, there is a rarely found versatility and feeling of nostalgic admiration that emanates from the extended footprint. Behind a classic bullnose verandah, two spacious bedrooms occupy the front of the home, both boasting built-in robes, individual air conditioning units and corner fireplace upon original polished timber floorboards. Under pressed tin ceilings, the charismatic lounge welcomes the cooler months with the chance to unwind around the fireplace for cosy movie nights. Extending upon easy-care tiling and surrounded by a neutral aesthetic, the stylish kitchen and bistro dining area creates the perfect zone for both casual and formal meals - assisted by the high quality function of gas cooktop, electric oven, dishwasher and stone benchtops. From here, a versatile and air-conditioned third bedroom, second living or home office provides the unique opportunity for you to configure as you wish. Servicing the home, the main bathroom with couples basins and corresponding mirrors is joined by a laundry and additional toilet - both equally crisp and modern in fit-out. From your north facing, sunny position under the vine-covered verandah, you'll love spending slow Sunday mornings out here watching the seasonal leaves turn from green to orange - bringing your own slice of serenity to the buzz of the inner-west. Overlooking a substantial patch of lush lawn and shady tree to string up your hammock, this will become a frequented space for every family member (and pet). You'll be eager to get outside and explore the eclectic community and cosmopolitan lifestyle - whether it be city festivities, local international restaurants, or the Henley Beach cafés and coastline - you have it all at your beck and call from character-filled Elizabeth Street. Even more to love:- Side-by-side off-street parking behind secure gates- Decorative fireplaces- Multiple R/C air conditioning units- Ducted evaporative cooling- Alarm system- Garden shed- 400m to bus stop- Zoned for Underdale High- Proximity to Frank Norton Reserve, Torrensville Primary, Cowandilla Primary, Nazareth College, Adelaide Airport & Kooyonga Golf Club Land Size: 346sqm Year Built: c1900 Title: Community Title Council: City of West Torrens Council Rates: \$1,730 PASA Water: \$204.68 PQES Levy: \$178.50 PA 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. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.