

**35 North Parade, Torrensville, SA 5031**



**House For Sale**

Wednesday, 22 November 2023

35 North Parade, Torrensville, SA 5031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 4**

**Area: 513 m2**

**Type: House**



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## Auction | Saturday 9th December @ 10am

This renovated character home demonstrates immense style on the city's doorstep. Meticulously renovated, its opulence begins with its head-turning charming facade, bullnose verandah and an established, manicured front garden. Venturing inside to an elegant hallway, attractive Jarrah polished floorboards and high ceilings to the living areas/bedrooms. Make this your forever home, offering 3 oversized bedrooms, 2 with built-in robes, a generous lounge room and dining adjacent to the spacious renovated kitchen - its family potential multiplies with a modern main bathroom and outdoor entertainment options. Not to mention a convenient study and an expansive fixed desk, cabinetry and shelving to bedroom 2. More reasons it's such a hot commodity: It's a home ready to enjoy today, and yet with ample backyard space, this home also has the potential to create a space that's uniquely yours in the heart of Torrensville. The suburb of Torrensville is seeing an influx of fresh new homeowners, who are creating an exciting buzz transforming and adding on to established homes. Enjoy the easy access to the nearby Brickworks Marketplace, Mile End Homemaker Centre, Linear Park Bikeway and world class cafes and restaurants just meters away, along Henley Beach Road. There's endless convenience and entertainment to enhance your lifestyle in this prime Torrensville location, just 2km from the CBD and 10 minutes from glorious West and Henley beaches. You'll love the proximity of nearby schooling, including St George College and the highly sought after Adelaide High and Adelaide Botanic High School Zones. Key features: - Fully renovated and LEDs throughout- 3 bedrooms - 2 with BIRs and 1 with cabinetry/desk- Efficient LED DC remote fans to all 3 bedrooms- High ceilings and polished timber floors to living areas/bedrooms- Formal dining & living- Convenient study with characterful tiling- Ducted reverse cycle heating and cooling- Renovated kitchen with an abundance of storage options and functional meals area- Secure manicured front and back yards with established fruit trees (lemon, pomegranate and mandarin), lawn and extensive garden beds- 2000L Water tank with electric pump, ideal for maintaining the gardens- Good sized steel shed/workshop, off-street parking and carport to the rear of the property- Secure gates and alarm system- Tiled roof recently restored and freshly painted- Zoning to Adelaide High and Adelaide Botanic High Schools- Close to St. George & Thebarton Senior Colleges and Torrensville Primary- Close proximity to the New Royal Adelaide Hospital and walking distance to the city, also with easy bus and tram access. Specifications Title: Torrens Titled Year built: c1925 Land size: 513sqm (approx) Council: City of West Torrens Council rates: \$1,771.35pa (approx) SA Water: \$207.75pq (approx) ESL: \$181.50pa (approx) All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629