

59 Jervois Street, Torrensville, SA 5031

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 10 January 2024

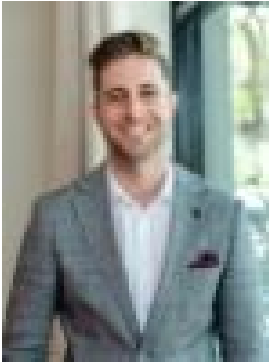
59 Jervois Street, Torrensville, SA 5031

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Callan Eames
0431471470



Jordan Tresidder
0478727400

AUCTION 27/1 (USP)

Auction Saturday 27th of January at 10am (Unless Sold Prior). Occupying a generous 696sqm of the magnetic inner-west, this three or four bedroom villa has been optimised to provide a contemporary character-filled family haven certainly worthy of your forever. Brimming with street appeal, the heritage sandstone façade has been reappointed to impart a magnetic first impression, set behind a modern picket fence and ornamental Manchurian pear tree to capture your heart from the get-go. Creating a perfect harmony between past and present, the footprint has been well extended deep into the spacious parcel, elevating ornate ceilings and baroque leadlight to get better with each polished timber step. Entering from the traditional front porch, a formal lounge marks the first of two living zones with a comforting wood-burning fireplace – a sublime space to curl up for winter movie nights. To the left, a three-bedroom wing begins with an inspired master retreat, granting solace for the heads of the house with ensuite and walk-in robe, whilst the rear two bedrooms enjoy central access to a contemporary floor-to-ceiling tiled bathroom boasting freestanding bath. Forming the open plan heart of the home, the galley-style kitchen provides every modern amenity needed to flex your culinary skills, including Smeg 900mm freestanding gas cooktop/oven, dishwasher, stone benchtops and stylish subway tiling. The adjacent dining table and lounge room promise to keep your company within close quarters while you cook, punctuated by a feature combustion fire and recurrent blend of character and contemporary elements. Transforming into a whole other world of it's on own, bifold doors integrate a rear yard transformed to grant a haven from your busy world – beginning with a Silvertop Ash deck, matte black Beefeater outdoor BBQ and Husky drinks fridge for year-round outdoor entertaining. Step down to a wealth of lush green grass, cubby house and fire pit; ensuring adults, kids and pets are all duly catered for. Even the tradies and tinkers haven't been forgotten, with an air-conditioned double garage primed to house your prized pride and joy, hobby studio, rumpus room or an outdoor gym promising some much needed 'me time'. A once-in-a-lifetime home occupying an incredibly worthy location – with the CBD and coastline in its immediate sights, you'll enjoy access to every necessary amenity that lays in between – think award-winning restaurants, café culture, public transport and quality education just to name a few. Without a doubt, 59 Jervois Avenue will be the best decision you ever make. Even more to love:- 3.2kW solar system- Dual tandem carport behind auto roller door- Fully lined, insulated & powered double garage- Built-in robes & tinted bay window rear bedroom- Separate laundry & WC- Hardwood floors throughout- Brand new plush carpet to bedrooms- Freshly painted interior- Ducted R/C air conditioning throughout- Ceiling fans- Fully irrigated lawn & gardens- 160m to bus stop on Ashley Street- Zoned for Underdale High- Proximity to Torrensville Primary, Thebarton Senior College, Ashley Street Playground & Brickworks Marketplace Land Size: 696sqm Frontage: TBC Year Built: 1945 Title: Torrens Council: City of West Torrens Council Rates: \$2392.35 PASA Water: \$254.56 PQES Levy: \$227.65 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.