

64 Torrens Street, Torrensville, SA 5031

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 29 May 2024

64 Torrens Street, Torrensville, SA 5031

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 261 m2

Type: House



Callan Eames
0881663989



Matt Brook
0881663989

Best Offers By 17/06 (USP)

Best Offers By Monday 17th of June at 1pm (Unless Sold Prior). Recently completed to the highest structural standard, this quality AMS-built residence is situated on a north-facing Torrens-titled parcel, delivering the complete cosmopolitan package within a thriving city-to-coast pocket of Torrensville. Footsteps from the epicentre of gourmet cafés and restaurants along Henley Beach Road - as well as the green space of both Frank Norton and Western Youth Reserves - the lifestyle offered by the coveted location is truly unmatched. Carefully curated to elevate the contemporary standard, the façade is defined by an alliance of stone, render and aggregate concrete. The refined statement of street frontage continues under 3m ceilings, extending from warm floating floors to the soft loop carpets of the spacious master that bestows a private retreat with walk-in robe and elegant ensuite for the heads of the house. Both additional bedrooms boast built-in robes, whilst a skylit study nook and floor-to-ceiling tiled main bathroom grant both working-from-home efficiency and a luxe place to prep and preen. Culminating in an inviting open plan hub, the sleek kitchen stands front and centre to reveal hi-grade stainless-steel appliances fitted upon stone benchtops and woodgrain cabinetry, backed up by the concealed functionality of a butler's pantry. Corner windows transfer natural light from outside to within, connecting to an under-roof terrace perfect for entertaining in the fresh air and wrapped in good neighbour fencing to safely surround the easy-care perimeter for carefree and private outdoor living. From the bus stop practically on your doorstep you're effortlessly connected between your city office and the beachside mecca of Henley Beach, whilst closer to home you'll enjoy local access to quality schooling, shopping amenities and much more - the perfect recipe for a joyful life on Torrens Street. Even more to love:- Torrens-titled, north-facing allotment- Secure carport with panel lift door & internal entry- Built-in robes to bedrooms 2 & 3- Two floor-to-ceiling tiled bathrooms with stone benchtops- Freestanding tub- Home office- 3m ceilings- Ducted R/C air conditioning- Bus stop on your doorstep- Moments to Henley Beach Road amenities, Hilton Plaza & Brickworks Marketplace- Zoned for Underdale High- Proximity to Torrensville Primary, Cowandilla Primary, St. John Bosco & Emmaus Christian College Land Size: 261sqm Year Built: 2024 Title: Torrens Title Council: City of West Torrens Council Rates: TBASA Water: \$197 PQES Levy: TBA 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.