

**76 North Parade, Torrensville, SA 5031**



**Sold House**

Thursday, 4 January 2024

76 North Parade, Torrensville, SA 5031

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Area: 696 m2**

**Type: House**



Mandy Doolan  
0412337482

**\$1,012,000**

Auction Sat, 20th Jan - 12.30pm (usp) Nestled on coveted North Parade in Torrensville, this enchanting family home is a celebration of timeless character and modern sustainable comfort. Boasting a lush native front garden, with additional almond and jacaranda trees, the 100-year-old solid brick bungalow is a testament to enduring quality and meticulous updates with only non-toxic materials used by the current homeowner. Step through the front door into a world of charm, where high ceilings, timber floorboards, stained glass details, and an ornate fireplace blend seamlessly with modern conveniences. The recycled kitchen, a masterpiece now 13 years old, features a gas cooktop and invites you to enjoy meals with sliding doors opening to the pergola and north-facing gardens beyond. The home offers three spacious bedrooms, each uniquely designed for comfort. Skylights in the central hallway and central living room, along with a Nectre Wood fire and reverse cycle split system, provide a light-filled and cozy ambiance. The practical central bathroom, a convenient laundry with a separate toilet, and a workshop with storage at the end of the carport add to the home's functionality. Discover a separate studio or fourth bedroom with loft storage space, a reverse cycle split system air conditioner, and sliding doors to the rear garden – a versatile space perfect for various needs. The outdoor space is a true highlight, featuring an organic garden with 13-14 fruit and nut trees, a veggie garden, and an inviting pergola adorned with vines – an ideal setting for gatherings and events. Two sheds provide additional storage, while the established rear organic garden boasts a variety of produce trees and a willow myrtle, offering shade and tranquillity. Sustainability is at the forefront with 7,000L rainwater tanks for the garden, a dripper system for the veggie garden, and a sprayer down the western boundary fence. The property is equipped with six solar panels generating 1kW, ensuring no electricity bills for years, and instant gas hot water. Conveniently located, enjoy a short stroll to Torrensville Primary School. Explore popular eateries along Henley Beach Road or at nearby Brickworks Marketplace. Positioned between the city and the sea, Torrensville welcomes you to a thriving community ideal for growing families. Don't miss the opportunity to make 76 North Parade your family's haven – a timeless blend of character, comfort, and convenience. All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403