

**118 Carlton Parade, Torrensville, SA, 5031**

**HARRIS**

**House For Sale**

Wednesday, 14 August 2024

118 Carlton Parade, Torrensville, SA, 5031

**Bedrooms: 3**

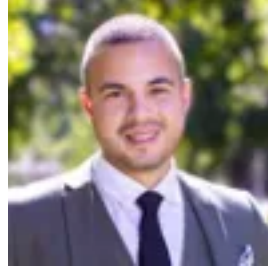
**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Benjamin Tan



Peter Nikas

## Georgian style façade located between the Beach and the City!

Welcome to 118 Carlton Parade, a stunning residence that perfectly blends modern convenience with timeless appeal. This exceptional property offers an array of sought-after features that make it a standout choice for discerning buyers.

Built in 2008, this Georgian-style single-storey home is ideal for an executive couple or a young family seeking a convenient location perfectly situated between the city and the beach. The Torrensville Hub on Henley Beach Road is filled with fantastic restaurants, specialty shops, including the newly renovated Royal Hotel Pub and Drakes supermarket.

The spacious alfresco area is tranquil and perfect for entertaining guests or enjoying a quiet evening with family. This versatile space enhances the property's appeal, making outdoor living a pleasure, and features an established garden with a fish pond.

Enjoy the convenience of a double lock-up garage with dual internal access points, including entry from the laundry and alfresco area. This thoughtful design adds a layer of practicality and ease to everyday living.

The heart of the home is its open-plan living area, seamlessly integrating the kitchen, dining, and lounge spaces. This layout fosters a warm and welcoming atmosphere, ideal for both relaxed family living and entertaining. In addition to the open-plan space, a separate formal living area provides a more intimate setting for smaller gatherings or downtime.

The property features three generously sized bedrooms, ensuring ample room for family members or guests. The master bedroom is a standout, complete with its own walk-in robe and stylish ensuite, providing a private retreat. Bedroom two also includes a built-in robe for additional storage.

More to love

- Ducted reverse cycle air-conditioning
- Double lock up garage with remote controlled roller door
- Granite kitchen bench tops
- Fully undercover alfresco area
- LED downlights throughout
- Ideal location with public transport & shops nearby
- Separate formal living room
- Intercom with video

Specifications:

CT / 6002/848

Council / West Torrens

Zoning / EN

Built / 2008

Land / 369m<sup>2</sup> (approx)

Frontage / 15.74m

Council Rates / \$1587.55pa

Emergency Services Levy / \$164.90 pa

SA Water / \$203.00 pq

Estimated rental assessment / Written rental assessment can be provided upon request

Nearby Schools / Torrensville P.S, Flinders Park P.S, Cowandilla P.S, Lockleys P.S, Underdale H.S

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may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409