

**20 Livingstone St, Thebarton, SA, 5031**



**Townhouse For Sale**

Sunday, 3 November 2024

20 Livingstone St, Thebarton, SA, 5031

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Townhouse**



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## Sophisticated Urban Edge and Low Maintenance Living

This beautifully designed 3-bedroom Torrens-titled family home offers an exceptional blend of style, comfort, and convenience, all just a quick 10-minute drive from the bustling city centre. Nestled in a vibrant community, it provides easy access to local amenities, shops, public transport, schools, and the popular Bunnings and entertainment centre. This property is perfect for families, professionals, and anyone looking to enjoy a dynamic lifestyle.

Step inside to an inviting open plan living space that seamlessly connects the kitchen, dining, and lounge areas. This versatile layout is ideal for entertaining guests or enjoying cosy family evenings. At the heart of the home, the modern kitchen boasts high-end Miele appliances, including a gas cooktop and dishwasher. With a dual sink and ample counter and cabinetry space, you'll have everything you need to whip up culinary delights while staying engaged with family and friends in the adjoining living area.

Ascend to the upstairs landing, where you'll find a cosy study area, perfect for working from home or studying in a quiet environment. This flexible space can easily be tailored to suit your needs. Each of the three generously sized bedrooms features built-in robes, offering plenty of storage without compromising on space. The thoughtful design ensures that everyone has their own private sanctuary. The master bedroom even offers direct access to a charming private balcony, where you can savour your morning coffee or unwind with a book in the evening breeze.

The modern main bathroom is designed for relaxation, featuring a sumptuous bathtub and ensuite features a twin shower head that offers a spa-like experience, making it perfect for unwinding after a long day. The ground floor is adorned with stylish tiles, while plush carpeting on the upper level adds warmth and comfort. Every detail has been carefully considered to create a welcoming atmosphere throughout the home.

Step outside to discover your beautifully landscaped backyard—a perfect setting for outdoor entertaining, gardening, or simply enjoying a sunny afternoon. This outdoor space is both functional and aesthetically pleasing, providing a private retreat for your enjoyment. Additionally, the property includes a rainwater tank, promoting sustainability and reducing water usage for your landscaping and garden needs. With two garage car parking spaces, you'll have easy access and security for your vehicles.

Zoned for Adelaide High and Adelaide Botanic High Schools, this prime location offers free tram and bus access nearby. Enjoy a short walk to Foodland or Tony & Marks at Brickworks Marketplace, or drive to Plant4 Bowden for The Lost Loaf. The Wheatsheaf provides brews and live entertainment, while local favourites like Mister Sunshine, Nest, and Bloom are just around the corner. The updated Dove Street Reserve and Linear Park bikeway are nearby, 25 minutes from the Entertainment Centre, and a quick 15-minute drive to the beach. Embrace a vibrant lifestyle in this sought-after area!