



169-171 King William Road, Hyde Park

Landmark acquisition in one of Adelaide's most enduring and desirable commercial precincts —169—171 King William Road, Hyde Park

Open For Inspection | Wednesday 18th February @ 11:45 - 12:30pm

A once-in-a-multi-generational opportunity to secure an irreplaceable commercial landholding in one of Adelaide's most tightly held and celebrated retail precincts.

Offered to the market as three individually titled shopfronts, sold as one, this exceptional property presents a substantial footprint on Adelaide's premier fashion and lifestyle boulevard—following in the footsteps of iconic operator Wild Child Stylelab, a true Adelaide institution.

Behind its charming character facade, beautifully wrapped in elegant, established vines, the building offers practical internal amenities including a bathroom, dedicated office, and store room, enhancing

FOR SALE
Contact Agent

BUILDING AREA
230sqm

AGENTS
Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Justin Peters
0423 341 797
justin@ljhooker.me

AGENCY
LJ Hooker Mile End | Woodville
(08) 8352 7111

All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

functionality for a wide range of commercial users.

With an impressive 16.9 metres* of continuous shop frontage to King William Road, the property delivers outstanding exposure, presence, and flexibility. The configuration lends itself to a variety of future outcomes, including the potential to split into two or three tenancies, catering to strong ongoing demand from boutique retailers, hospitality operators, or professional services.

Renowned as Adelaide's premier fashion and lifestyle boulevard, King William Road offers an unrivalled retail environment distinguished by character, creativity, and constant activity. The street hosts a thriving mix of boutique retailers, destination dining, cafés, and gourmet providers, drawing a loyal and discerning customer base. Strong pedestrian flow, convenient public transport, and close proximity to affluent residential neighbourhoods combine to underpin sustained demand and long-term commercial performance.

Key highlights include:

- Rare vacant possession-immediate flexibility for owner-occupiers or developers (STPC)
- Building area of 230 sqm* on a site area of 263 sqm*
- Bathroom, office, change rooms and store room providing excellent operational amenity
- Charming character facade enhanced by elegant vine coverage
- Exceptional 16.9m (approx) shop frontage on one of Adelaide's most prestigious retail streets
- Highly prized Hyde Park location, just 3 km from the CBD
- Valuable side access with on-site car parking for three vehicles
- Zoned Suburban Main Street, supporting a wide range of commercial uses

Title: Strata Title

Land size: 263 sqm (approx)

Council: City of Unley

Council rates: \$12,060.30pa (approx)

ESL: \$2,651.50pa (approx)

SA Water & Sewer supply: \$607.28pq (approx)

- Approx
(STPC) Subject To Planning Consent
No GST on the Sale

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted.
RLA 242629

MORE DETAILS

Property ID	Y5XHDM
Property Type	Retail
Building Area	230 m2
Land Area	263 m2
Parking	3

Thanasi Mantopoulos 0421 188 498
Sales Executive | thanasi@ljhooker.me
Justin Peters 0423 341 797
Principal | justin@ljhooker.me

LJ Hooker Mile End | Woodville (08) 8352 7111
206A Henley Beach Road, TORRENSVILLE SA 5031
mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au

