

1/24 Gladstone Road, Mile End

## Timeless Character & Refined Living in a Prestigious City-Fringe Setting

Perfectly positioned in one of Mile End's most desirable pockets, this elegant character maisonette presents a seamless fusion of timeless charm and modern comfort, delivering an enviable lifestyle just moments from the Adelaide CBD.

Offering exceptional walkability, enjoy easy access to vibrant local cafés, public transport and the open green spaces of Mile End Common, while Henley Beach Road's renowned dining strip and the coastline at Henley Square are only a short drive away. Families will appreciate the prized zoning to Adelaide High School and Adelaide Botanic High School, both within comfortable walking distance, along with a selection of esteemed private and community schools nearby.

Behind its captivating street presence, the home reveals a beautifully preserved interior rich in character. Soaring ceilings adorned with decorative ceiling roses, elegant archways, polished timber floors and ornate fireplaces create a warm and inviting atmosphere throughout.

Accommodation comprises two oversized bedrooms, each featuring

2 1 1

### AUCTION

Sun 19th Apr @ 1:45PM

### VIEW

Wed 8th Apr @ 4:45PM - 5:15PM

### AGENTS

Thanasi Mantopoulos  
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### AGENCY

LJ Hooker Mile End | Woodville  
(08) 8352 7111

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Interested parties must rely solely on their own enquiries.

LJ Hooker

built-in robes and striking fireplaces, with one further enhanced by split system air conditioning for year-round comfort. The central living room offers a welcoming retreat, complete with a ceiling fan, split system air conditioning and a feature fireplace.

A spacious bathroom with bathtub, separate WC and a well-positioned laundry further enhance the home's practical layout.

At the rear, a generous eat-in kitchen combines functionality and style, boasting ample bench space, abundant storage and quality appliances, all while seamlessly connecting to the outdoor entertaining area. The private backyard features a decked space perfect for hosting or relaxing, complemented by low-maintenance surrounds and secure rear access to a carport via the side street.

### Key Features

- Beautifully maintained character features throughout
- Polished timber flooring and decorative detailing
- Ceiling fans and split system air conditioning
- Gas and ornamental fireplaces
- Private front and rear yards with low-maintenance landscaping
- Outdoor entertaining deck ideal for gatherings
- Secure carport with roller door and rear/side access
- Zoned for Adelaide High School & Adelaide Botanic High School (both within walking distance)
- Close proximity to Temple Christian College, St George College, St Mary's College and Sturt Street Community School

Combining period elegance with contemporary ease in a blue-chip location, this is a rare opportunity to secure a refined city-fringe lifestyle in one of Adelaide's most tightly held suburbs.

### Specifications

Year built: TBC

Council: City of West Torrens

Council rates: TBC

ESL: TBC

SA Water & Sewer supply: TBC

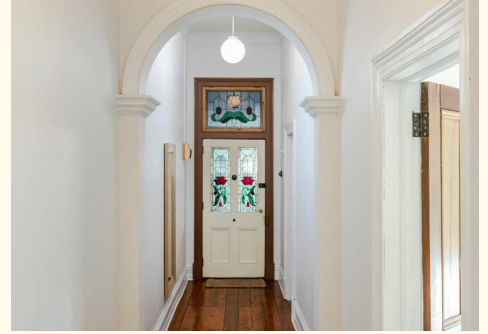
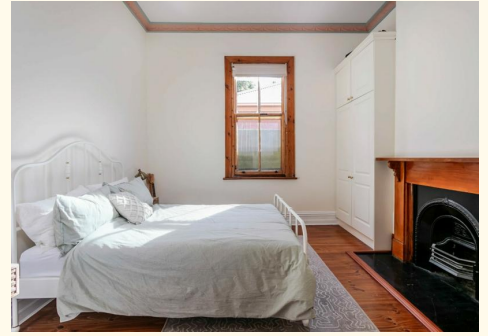
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RLA 242629

## MORE DETAILS

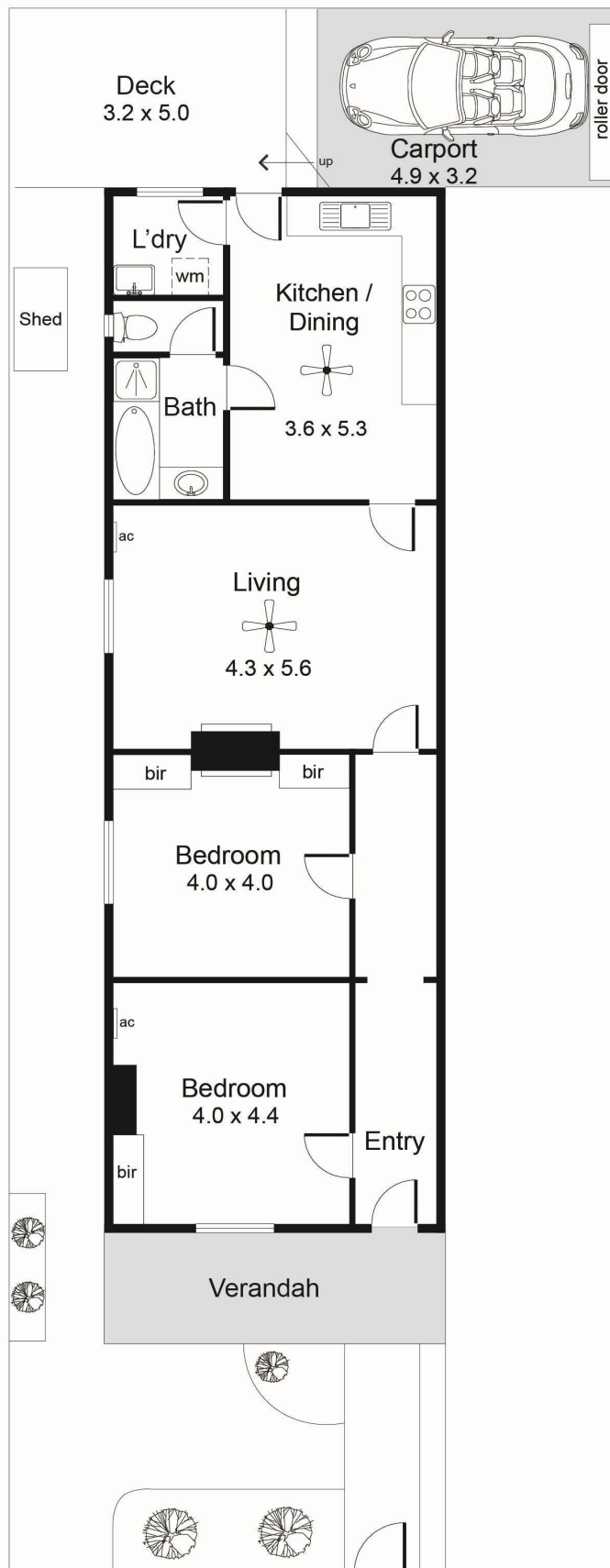
Property ID                    YAWHDM  
Property Type                House  
Including                        Air Conditioning  
                                      Close to Schools  
                                      Close to Shops  
                                      Close to Transport  
                                      Window Treatments

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