




11 Roebuck Street, Mile End

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## Mile End Gem with Future Potential

Step into a home full of character and opportunity, perfectly suited for investors, renovators, or those looking to add their own personal touch. Move-in ready as it stands, this property also offers incredible potential to enhance and create something truly special (STPC).

Inside, you'll find high ceilings and a flexible floorplan that provides both space and versatility. The bright lounge room offers a welcoming space to relax, while the kitchen is equipped with a gas cooktop and room for a casual meals area, making it both practical and functional.

The lounge can also function as a second bedroom, offering a versatile and adaptable floorplan, while the generously sized bathroom features a walk-in shower, designed for comfort and everyday practicality.

Outdoors, the property opens up to generous yard space, ready to be transformed into your very own urban oasis. Whether you envision a landscaped garden, entertaining area, or future extensions, the possibilities are endless (STPC).

A large shed or garage sits at the rear, easily accessible via a long,

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Mile End | Woodville  
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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**

gated driveway, providing ample parking and storage options. The property is fully fenced, offering privacy and security.

Set in a sought-after pocket of Mile End, this home offers exceptional convenience just minutes from the CBD. Enjoy walking access to cafés, shops, and eateries along Henley Beach Road, with parks nearby and the beach only a short drive away. Zoned for Adelaide High School and Adelaide Botanic High School, it's an appealing choice for families.

#### Key Features

- Bright and welcoming lounge room, doubling as a bedroom for flexibility
- Functional eat in kitchen with a gas cooktop
- Spacious bathroom with a walk-in shower
- Laundry at the rear of the home
- Generous yard offering plenty of potential
- Drive through carport leading to a secure garage for parking or additional storage
- Walking distance to cafés, shops, and eateries along Henley Beach Road
- Zoned for Adelaide High School and Adelaide Botanic High School

#### Specifications

Title: Torrens Title

Year built: c1900

Land size: 455sqm (approx)

Council: City of West Torrens

Council rates: \$1,981.60pa (approx)

ESL: \$123.35pa (approx)

SA Water & Sewer supply: \$233.49pq (approx)

(STPC) Subject To Planning Consent

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 YCKHDM  
Property Type House  
Land Area 455 m2  
Including Close to Schools  
Close to Shops  
Close to Transport

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