

13 Cowra Street, Mile End

## Character Maisonette of Timeless Charm & Lifestyle Appeal in Prime Mile End Location

Best Offers By Tuesday 7th July @ 12pm

Perfectly positioned in one of Mile End's most tightly held and highly sought-after pockets, this beautifully extended and renovated character maisonette delivers an exceptional blend of timeless charm and modern liveability. Just moments from the Adelaide CBD, it presents an outstanding opportunity for families, professionals, and lifestyle buyers seeking premium inner-west living.

A truly rare offering in tightly held Mile End, this exceptional opportunity presents the option to purchase 13 Cowra Street on its own, or secure the adjoining 13A Cowra Street to create a significant combined holding in one of Adelaide's most sought-after inner-west locations. Whether considered individually or together, the properties offer outstanding versatility for home buyers, investors, or those exploring future development or multi-generational living (STPC). Opportunities of this nature in such a premium city-fringe position are

4 🏠 2 🚗 3 🚘

### FOR SALE

Best Offers By | 7th July @ 12pm

### VIEW

Sat 20th Jun @ 10:30AM - 11:00AM

### 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

increasingly rare and highly desirable.

From the outset, the home's classic facade sets the tone for what lies within—a residence rich in character yet thoughtfully enhanced for contemporary comfort. Inside, the home showcases soaring ceilings, original detailing, and a warm sense of heritage, seamlessly complemented by stylish updates throughout.

Offering a highly functional four-bedroom, two-bathroom floorplan, the home has been thoughtfully designed to accommodate modern family living. The spacious master suite is privately positioned and features a walk-in robe and ensuite, while the remaining bedrooms provide excellent accommodation for growing families, guests, or those working from home. A valuable rumpus room adds further flexibility, creating the perfect second living area, children's retreat, games room, or home office.

At the heart of the home sits a beautifully appointed chef's kitchen, complete with quality appliances, ample storage, and generous preparation space. Overlooking the main living and dining zones, it creates a natural gathering point for everyday family life and entertaining alike.

Both bathrooms have been tastefully updated with modern finishes, complementing the home's blend of character and contemporary comfort. Split system air conditioning ensures year-round climate control, while the extended layout enhances the home's overall practicality and liveability.

Outside, the property continues to impress with a private outdoor entertaining area, perfect for hosting family and friends. A productive veggie garden offers a wonderful lifestyle feature for those who enjoy home-grown produce, while a large shed provides valuable storage, workshop space, or hobby potential.

Situated within the highly desirable Adelaide High School and Adelaide Botanic High School zones, this address offers outstanding educational access alongside unmatched convenience. Enjoy being just minutes from vibrant cafés, shopping, dining, parks, and public transport, with the coastline also within easy reach—delivering a truly enviable lifestyle.

### Key Features

- Rare dual opportunity: purchase 13 Cowra Street individually or in conjunction with 13A Cowra Street
- Prime Mile End location in tightly held inner-west pocket
- Extended and renovated character maisonette
- Flexible 4-bedroom, 2-bathroom floorplan
- Master bedroom with walk-in robe and private ensuite
- Valuable rumpus room / second living area
- Chef's kitchen with quality appliances and abundant storage
- Two updated bathrooms with modern finishes
- Soaring ceilings and retained heritage features
- Light-filled living and dining zones
- Split system air conditioning for year-round comfort
- Private outdoor entertaining area
- Established veggie garden
- Large shed offering excellent storage or workshop potential
- " Zoned for Adelaide High School & Adelaide Botanic High School
- " Minutes to CBD, cafés, dining, parks, transport, and coastline

### Specifications

Year built: c1

Land size: 606 sqm (approx)

Council: City of West Torrens  
Council rates: TBC  
ESL: TBC  
SA Water & Sewer supply: TBC

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	YJFHDM
Property Type	House
Land Area	606 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

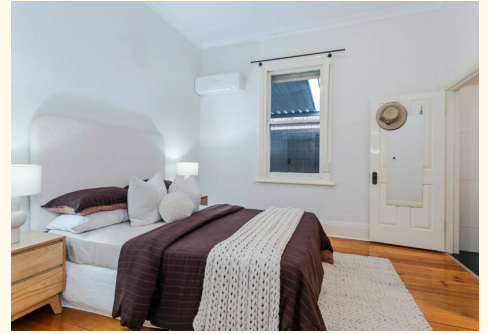
**Justin Peters 0423 341 797**

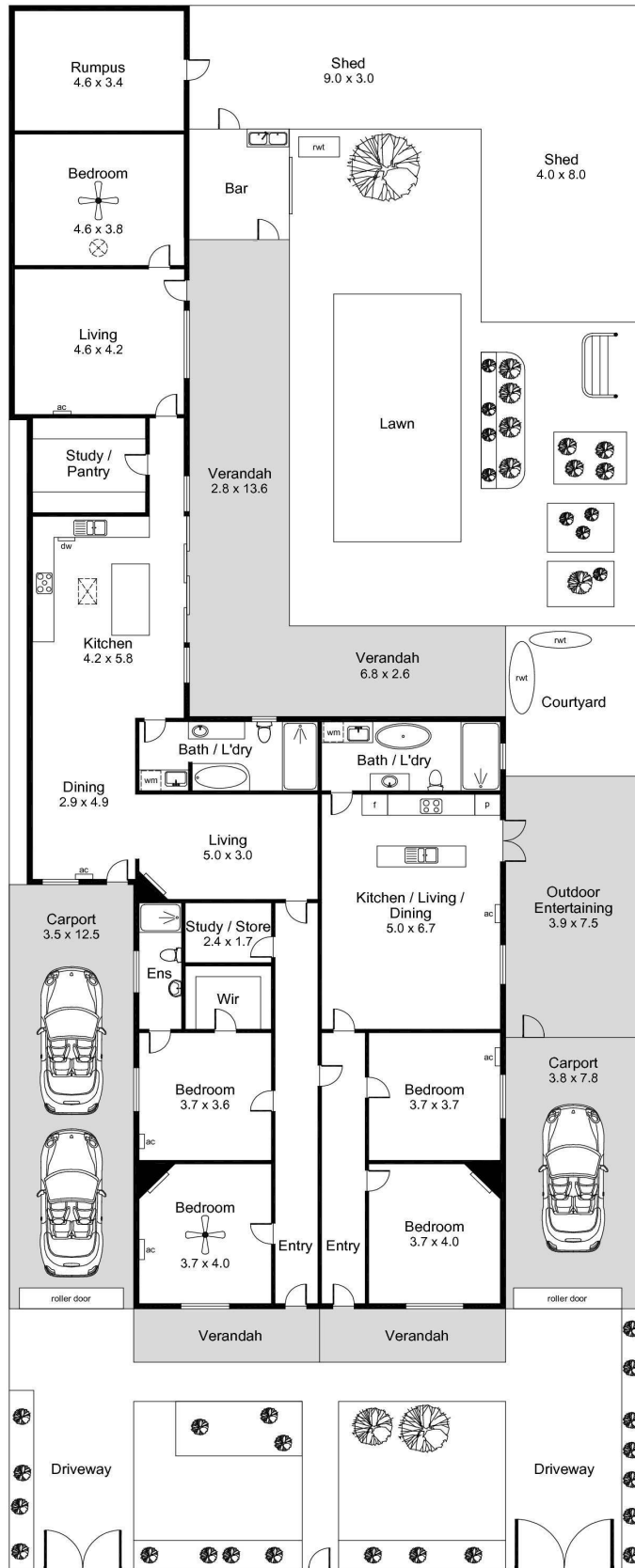
Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

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

206A Henley Beach Road, TORRENSVILLE SA 5031

[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) | [admin@ljhookermileend.com.au](mailto:admin@ljhookermileend.com.au)





Area (Estimate only)	
Living	278.8 m <sup>2</sup>
Carport	70.4 m <sup>2</sup>
Verandah	73.7 m <sup>2</sup>
Shed	62.0 m <sup>2</sup>
Outdoor Entertaining	29.3 m <sup>2</sup>
<b>Total</b>	<b>523.7 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate

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.