

13a Cowra Street, Mile End

## Character Charm Meets Contemporary Style in Coveted Mile End

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 renovated character residence presents an exceptional opportunity for first home buyers, downsizers, investors, or those seeking a low-maintenance home in a premium city-fringe location.

A truly rare offering in tightly held Mile End, this exceptional opportunity presents the option to purchase 13a Cowra Street on its own, or secure the adjoining 13 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 increasingly rare and highly desirable.

Behind its charming facade, the home delivers a practical and inviting

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### FOR SALE

Best Offers By | 7th July @ 12pm

### VIEW

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

### AGENTS

Thanasi Mantopoulos  
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Justin Peters  
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### 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

floorplan designed for comfortable modern living. Character features blend seamlessly with quality contemporary updates, creating a home that balances timeless appeal with everyday functionality.

Accommodation comprises two well-proportioned bedrooms, serviced by a beautifully renovated bathroom showcasing quality fixtures, stylish finishes, and a contemporary design aesthetic. The thoughtfully updated interior provides a move-in-ready opportunity without compromise.

At the heart of the home lies a stunning renovated kitchen, expertly designed for both form and function. Featuring quality appliances, generous storage, and ample preparation space, it creates an impressive focal point for the home while seamlessly connecting to the living and dining areas. Whether preparing family meals or entertaining guests, the space has been crafted to meet the demands of modern living.

Light-filled living spaces create a welcoming atmosphere throughout, while the home's low-maintenance design ensures an effortless lifestyle.

Outside, a private outdoor setting provides the perfect space to relax, entertain, or enjoy the benefits of city-fringe living without the upkeep of a larger allotment.

Positioned within the highly sought-after Adelaide High School and Adelaide Botanic High School zones, this address delivers outstanding lifestyle convenience. Enjoy being moments from local cafés, restaurants, shopping precincts, parks, and public transport, while the Adelaide CBD is only minutes away. The coastline and popular western beaches are also within easy reach, completing an enviable lifestyle offering.

#### Key Features

- Rare opportunity to purchase individually or alongside adjoining 13 Cowra Street
- Prime Mile End location in tightly held inner-west pocket
- Character home with charming street appeal
- Two well-sized bedrooms
- Premium renovated bathroom with quality fixtures and finishes
- Stunning renovated kitchen with quality appliances and excellent storage
- Light-filled living and dining spaces
- Low-maintenance lifestyle appeal
- Move-in-ready opportunity
- Zoned for Adelaide High School & Adelaide Botanic High School
- " Minutes to Adelaide CBD
- " Close to cafés, dining, shopping, parks, and public transport
- Easy access to Adelaide's coastline and western beaches

#### Specifications

Year built: c1  
Land size: 228 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	YJDHDM
Property Type	House
Land Area	228 m2
Including	Air Conditioning 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)

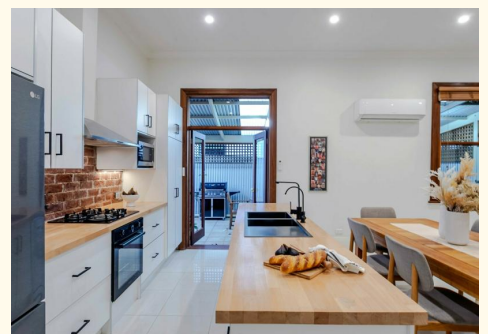
**Justin Peters 0423 341 797**

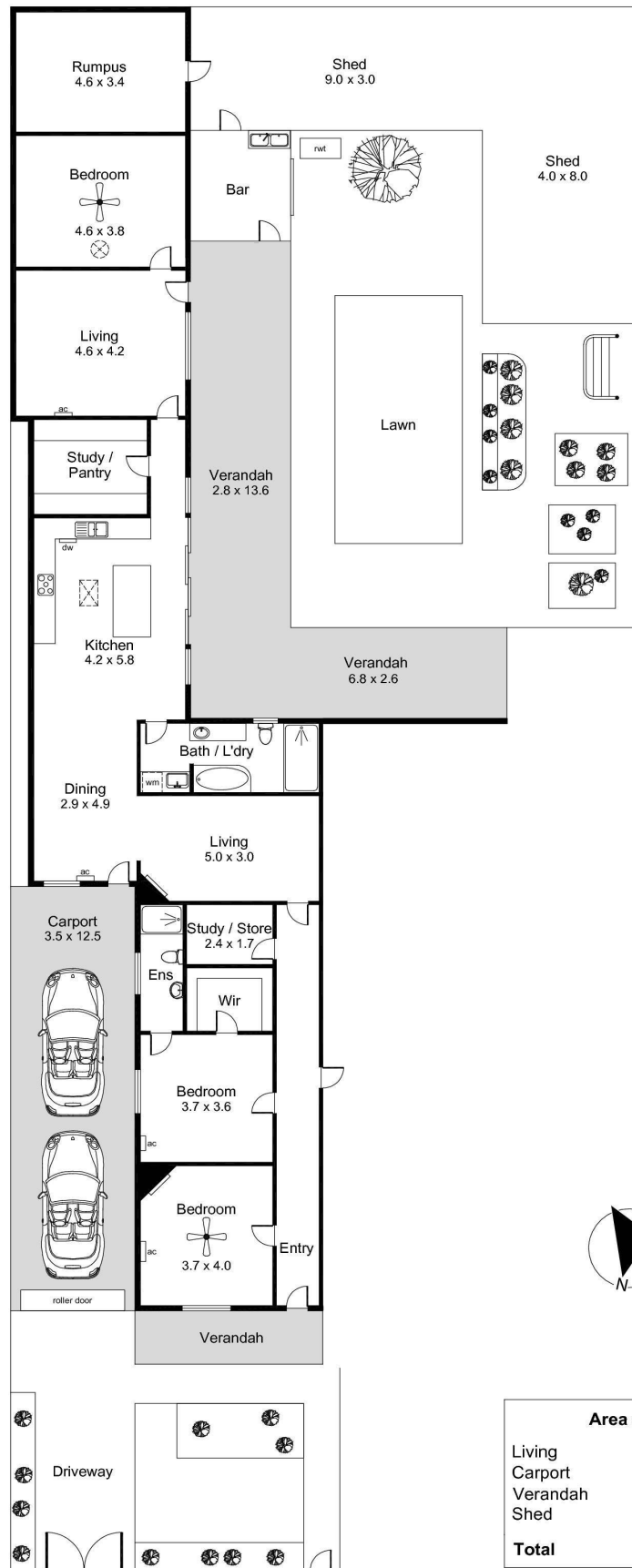
Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

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

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Area (Estimate only)	
Living	188.3 m <sup>2</sup>
Carport	43.8 m <sup>2</sup>
Verandah	64.7 m <sup>2</sup>
Shed	62.0 m <sup>2</sup>
<b>Total</b>	<b>358.8 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate