

14 Ballara Street, Mile End

Enjoy City Fringe Living in Style

Auction Location: Onsite (Unless Sold Prior)

Welcome to 14 Ballara Street , Mile End.

Here is where Classic and Contemporary come together in style.

Extensively updated and extended, this impressive residence offers a tasteful fusion of Circa 1910 cottage charm and practical modern living.

Boasting character features like the stone front facade, leadlight windows, high ceilings and open fireplaces, the classic floor plan includes a formal entrance and main hallway, three large bedrooms with built-ins, and lounge room from which flows the impressive extended area of this home.

Move past the cozy lounge into a sun-drenched, expansive open-plan kitchen and dining zone designed for seamless entertaining and effortless family connection.

The new bathroom and separate laundry have plenty room plus the second toilet will always come in handy.

3 1 2

FOR SALE

Auction Sun. 20th Sept. at 1pm (Unless Sold Prior)

VIEW

Sun 27th Sep @ 1:00PM - 2:00PM

AGENTS

Carlo Tedesco
0412 342 941
carlo@ljhfp.com.au

AGENCY

LJ Hooker Flinders Park
(08) 8352 1155

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.



Clean, crisp colour schemes set the tone and blend beautifully with a combination of timber-laminate and tiled floors.

Reverse cycle air-conditioning will keep you comfortable all year round.

If low maintenance is your thing, you will appreciate the rear yard. It won't consume all your free time while still giving you the outdoor space to have a great time.

Rear laneway access and a lock-up double carport add further benefits.

All set on approximately 362m² of valuable city fringe land.

Conveniently located just a short commute from the beach and vibrant Henley Beach Square. Just minutes away from the Adelaide CBD, cosmopolitan Henley Beach Road healthcare, shopping, cafe, restaurant and entertainment precincts, public transport and more. Plus the Mile End Common recreational park/playground is just down the street.

Not just a great home but a fantastic lifestyle awaits the lucky new owner of this exciting offering.

Don't miss out!

Auction On Site: Sunday 20th of September at 1pm (unless sold prior)

For more information contact:
Carlo Tedesco 0412 342 941

The Vendor's Statement (Form 1), the Auction Contract, and the Conditions of Sale will be available for perusal by members of the public: (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences

Disclaimer:

This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes

Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

RLA 215339

MORE DETAILS

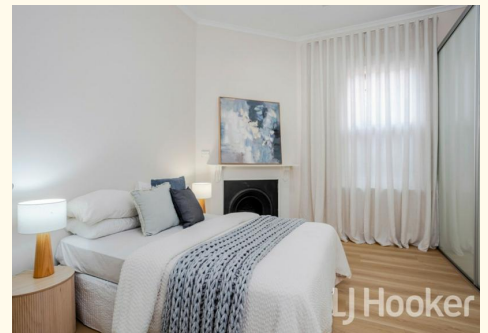
Property ID	K2WH67
Property Type	House
Land Area	362 m2
Including	Air Conditioning
	Toilets (2)
	Secure Parking

Carlo Tedesco 0412 342 941

Property Consultant | carlo@ljhfp.com.au

LJ Hooker Flinders Park (08) 8352 1155

Suite 2/166-168 Grange Road, FLINDERS PARK SA 5025
flinderspark.ljhooker.com.au | flinderspark@ljhfp.com.au



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.



Area (Estimate only)	
Living	145.3 m ²
Carport	31.9 m ²
Verandah	7.2 m ²
Total	183.4 m²

For illustrative purposes only.
All measurements are approximate