






15 Victoria Street, Mile End

Timeless Return Verandah Villa on 1,003sqm* Corner Allotment with Redevelopment Potential (STPC)

Nestled in the heart of Mile End on a rare and expansive 1,003sqm* corner allotment, this much-loved return verandah villa is being offered to the market for the first time in over half a century.

Whether you move straight in, renovate and restore, or unlock the site's full potential through redevelopment (STPC), this is a once-in-a-generation opportunity to secure a substantial landholding in a premier location. Rarely do properties of this calibre, size, and flexibility come to market - act swiftly to make this unique property yours.

Offering a flexible floorplan with 4 oversized bedrooms, high ceilings, original fireplaces, and elegant archways. Formal lounge and dining rooms, bathed in natural light, perfect for entertaining or quiet nights in. Two well-positioned bathrooms offering functionality for families or guests. Expansive rear yard - a rare and exciting blank canvas for landscaping, extension, or development.

4  2  2 

FOR SALE
\$2,015,000

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**

Brimming with character and future potential, this cherished home presents an unmissable opportunity to secure a blue-chip piece of real estate in one of Adelaide's most tightly held inner-west locations.

Positioned in one of Mile End's most desirable and tightly held pockets, this home offers the perfect blend of city-fringe convenience and relaxed suburban charm. Enjoy a short stroll to the cafés, restaurants, and boutique shopping along Henley Beach Road, or take advantage of quick access to the CBD, airport, and some of Adelaide's best beaches.

Families will appreciate being zoned for Adelaide High School and Adelaide Botanic High School, with excellent public transport links and green spaces just moments away.

Key Features:

- Grand return verandah villa showcasing timeless character and original period features
- Set on a generous 1,003sqm* corner allotment with side lane access - ideal for future subdivision or redevelopment (STPC)
- Flexible floorplan with 3 oversized bedrooms, high ceilings, original fireplaces, and elegant archways
- Formal lounge and dining rooms, bathed in natural light, perfect for entertaining or quiet nights in
- Two well-positioned bathrooms offering functionality for families or guests
- Expansive rear yard - a rare and exciting blank canvas for landscaping, extension, or development
- Convenient driveway access via Fisher Place, providing secure off-street parking or easy development logistics

Specifications

Title: Torrens Title

Year built: c1915

Land size: 1,003sqm (approx)

Site dimensions: 18.29m x 54.86m

Council: City of West Torrens

Council rates: \$2,706.60pa (approx)

ESL: \$238.70pa (approx)

SA Water & Sewer supply: \$288.80pq (approx)

- Approx (STPC) Subject To Planning Consent

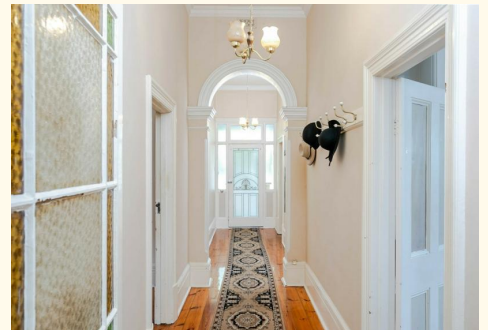
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RLA 242629

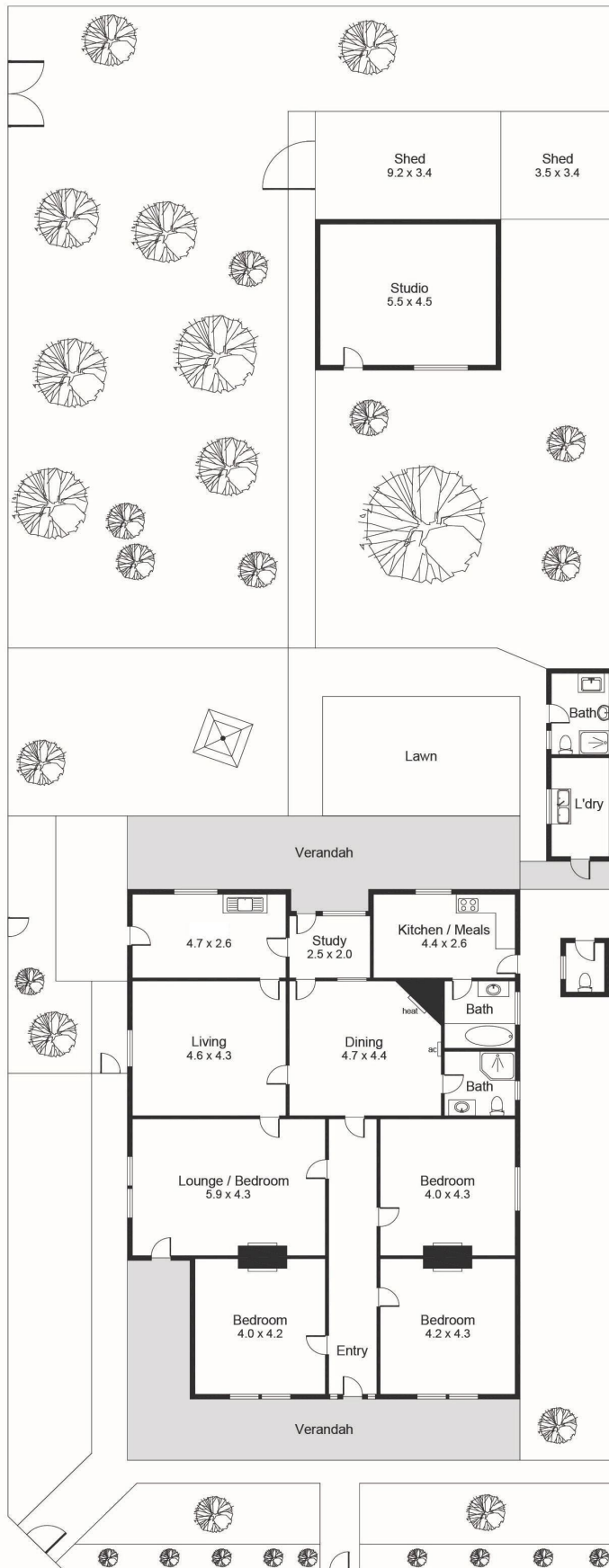
MORE DETAILS

Property ID XYWHDM
Property Type House
Land Area 1003 m2
Including Close to Schools
Close to Shops
Close to Transport

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Principal | justin@ljhooker.me

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Area (Estimate only)	
Living	192.7 m ²
Verandah	61.4 m ²
Shed	31.3 m ²
Studio	24.1 m ²
Total	309.5 m²

For illustrative purposes only.
All measurements are approximate

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