



16 Gladstone Road, Mile End

A Rare Bluestone Return Verandah Villa of Heritage Significance on Generous Inner-West Landholding

Positioned in one of Mile End's most tightly held and highly regarded pockets, this exceptional bluestone return verandah villa represents the epitome of heritage charm and architectural significance. Set on a substantial 646sqm (approx.) allotment, the home offers a rare opportunity to secure a timeless residence with flexible living options, a convenient rear extension, and an unbeatable city-fringe lifestyle.

From the moment you arrive, the home's classic bluestone facade and return verandah establish an immediate sense of grandeur and enduring craftsmanship. A secure front fence enhances both privacy and street appeal, while reinforcing the home's proud and commanding presence.

Inside, the original section of the home is defined by soaring 4-metre ceilings, creating a remarkable sense of scale and light that immediately elevates the heritage character. Generous proportions and traditional detailing speak to its rich architectural past, while

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AUCTION

Sun 21st Jun @ 11:30AM

VIEW

Sat 30th May @ 1:35PM - 2:00PM

AGENTS

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thoughtful extensions provide modern functionality for contemporary family living.

The flexible floorplan offers either four spacious bedrooms or up to five bedrooms with the inclusion of additional living or study zones, allowing the home to adapt effortlessly to changing family needs. Multiple living spaces ensure comfort and separation, with the rear extension further enhancing everyday liveability.

The central kitchen and dining zone form the heart of the home, designed for practical use and easy connection to surrounding living areas. Flowing interiors provide excellent separation between formal and casual spaces, ideal for both family living and entertaining.

Accommodation is well serviced by a central bathroom, with additional functional spaces supporting the home's versatility. The combination of soaring ceilings, original features, and the inherent charm of the villa creates a warm and inviting atmosphere throughout.

Outdoors, the property continues to impress with extensive verandah spaces and a generous allotment offering scope for entertaining, relaxation, or further enhancement. A substantial shed provides excellent storage or workshop potential, while off-street parking ensures everyday convenience.

Perfectly positioned in one of Mile End's most desirable pockets, this home offers exceptional lifestyle appeal just moments from the Adelaide CBD. Enjoy easy access to vibrant cafés, shopping, dining, parks, and the coastline, all within minutes. Zoned for both Adelaide High School and Adelaide Botanic High School, it presents an outstanding opportunity for families seeking premium inner-west living.

Key Features:

- Rare bluestone return verandah villa of significant heritage appeal
- Generous 646sqm (approx.) allotment
- Secure front fence enhancing privacy and street presence
- " Soaring 4m ceilings in original section of the home
- " Flexible 4–5 bedroom configuration or multiple living zones
- Multiple living and dining areas with excellent separation
- Convenient rear extension enhancing modern functionality
- Central kitchen and dining zone
- High ceilings and original character features throughout
- Central bathroom servicing the home
- Extensive verandah and outdoor living spaces
- Substantial shed/workshop for storage or hobby use
- " Off-street parking for multiple vehicles
- " Premium inner-west location close to CBD, cafés, parks, shopping & transport
- Zoned for Adelaide High School & Adelaide Botanic High School

Specifications

Year built: c1905

Land size: 646sqm (approx)

Council: City of West Torrens

Council rates: \$2,685.25pa (approx)

ESL: \$148.45pa (approx)

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	YH4HDM
Property Type	House
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

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