

## Mile End, 17A Victoria Street

### City Fringe Potential Packed Single Fronted Villa



Situated in the highly desirable suburb of Mile End, this city fringe single villa is packed with potential. Whether you're after a move-in ready residence, an investment, or a property to renovate or extend (STPC), this could be the perfect opportunity for you.

The home boasts two good size bedrooms, a central lounge room with a fireplace, a well equipped kitchen with a gas cooktop and plenty of storage and a formal dining room adjacent. The bathroom at the back of the home includes laundry facilities.

A spacious back yard offers plenty of space to create your dream garden. Off-street parking is available including an undercover carport

Located just 10 minutes from the city and within walking distance to convenient public transport, this address is ideal for those seeking a stress-free commute. Start your day with a coffee from Loveon café just down the street, or take a leisurely walk to Henley Beach

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/XPEHDM](http://ljhooker.com.au/XPEHDM)

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

**Disclaimer:** 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.

Road to enjoy a wide variety of dining options. Zoned for both Adelaide High and Adelaide Botanic High Schools, this is a smart choice for families.

#### Key Features

- Two good sized bedrooms
- Central lounge with fireplace
- Kitchen includes a gas cooktop and plenty of storage
- Formal dining room
- Bathroom with laundry facilities
- Spacious rear garden
- Ample off-street parking
- High ceilings and polished floorboards
- Zoned for Adelaide High and Adelaide Botanic High Schools

#### Specifications

Title: Torrens Titled

Year built: c1905

Land size: 534sqm (approx)

Council: City of West Torrens

Council rates: \$1,686.80pa (approx)

ESL: \$173.05pa (approx)

SA Water & Sewer supply: TBC

(STPC) Subject To Planning Consent

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



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## More About this Property

Property ID	XPEHDM
Property Type	House
Land Area	534 m2
Including	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)

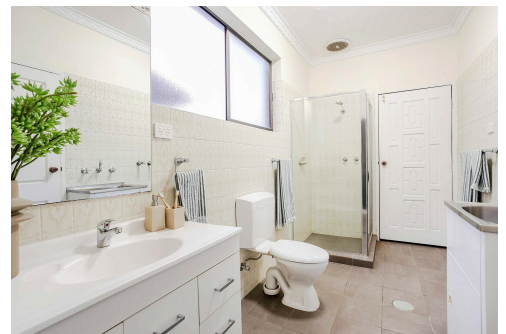
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