



19 Dew Street, Mile End

## Refined Two-Story Luxury in a Blue-Chip School Zone

Best Offers By Wednesday 11th March @ 3pm

Perfectly positioned in a highly sought-after pocket of Mile End, this beautifully appointed two-story residence delivers refined luxury, thoughtful design, and effortless indoor—outdoor living - all within the coveted zones of Adelaide High School and Adelaide Botanic High School.

From the moment you step inside, the home impresses with its sense of space and natural light. A welcoming front living room offers a peaceful retreat - ideal for relaxing or hosting guests in comfort.

At the heart of the home, the well appointed kitchen anchors the open-plan living and dining area. Featuring quality appliances, generous bench space, a breakfast bar, and a walk-in pantry, it effortlessly caters to both everyday living and sophisticated entertaining. Large sliding doors create a seamless transition to the alfresco, enhancing the home's beautiful indoor—outdoor connection.

Practicality is equally considered, with a well-appointed laundry offering excellent storage, a guest powder room, and cleverly

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### FOR SALE

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### VIEW

Sun 1st Mar @ 12:35PM - 1:00PM

### 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**

integrated under-stair storage completing the lower level.

Upstairs, three generous bedrooms provide comfortable accommodation for the whole family. The master suite is a true sanctuary, complete with a walk-in wardrobe, private ensuite, and its own balcony with built-in high bench seating - the perfect setting to unwind and enjoy elevated views. Bedrooms two and three both include built-in robes, while the central family bathroom features a full-size bathtub for relaxation.

Plantation shutters throughout add timeless elegance, complemented by tiled flooring on the ground floor and plush carpeting upstairs. Ducted reverse-cycle air conditioning ensures year-round comfort, while ceiling fans in all bedrooms provide an additional touch of luxury.

Step outside to an entertainer's haven. The alfresco area is superbly equipped with a ceiling fan, built-in Bose speaker system, undercover BBQ space, and café blinds - allowing for year-round enjoyment in every season. Manicured lawn areas at both the front and rear provide space for children and pets to play securely.

Fully fenced and secured by an automatic gate, the property offers peace of mind and privacy. A secure garage with panel lift door is complemented by additional driveway parking.

Enjoy exceptional convenience just minutes from the CBD and a short drive to the vibrant Henley Beach Road precinct. The Brickworks Marketplace, Thebarton Aquatic Centre, Foodland, and popular cafés including Mr Sunshine's and The Nest Espresso Bar are all within easy reach - delivering a lifestyle of ease moments from the linear park trail and accessibility via easy tram access.

#### Key Features

- Prime position in a sought-after Mile End pocket
- Zoned for Adelaide High School & Adelaide Botanic High School
- Two separate living areas
- Well appointed kitchen with walk-in pantry, quality appliances & breakfast bar
- Open-plan living and dining flowing to alfresco
- Guest powder room downstairs
- Under-stair storage
- Master suite with walk-in robe, ensuite & private balcony with built-in bench
- Bedrooms 2 & 3 with built-in robes
- Family bathroom with bathtub
- Plantation shutters throughout
- " Ducted reverse-cycle air conditioning
- " Entertainer's alfresco with ceiling fan, Bose speakers & café blinds
- Undercover BBQ area
- Secure garage with panel lift door plus additional driveway parking
- Fully fenced with automatic gate
- Front and rear lawn areas

#### Specifications

Title: Torrens Title  
Year built: 2004  
Land size: 272sqm (approx)  
Council: City of West Torrens  
Council rates: \$1,759.25pa (approx)  
ESL: \$172.65pa (approx)  
SA Water & Sewer supply: \$216.53pq (approx)

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	Y8QHDM
Property Type	House
Land Area	272 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Roller Door Access
	Window Treatments

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