

19 Ebor Avenue, Mile End

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Classic Character with Contemporary Comforts in a Coveted Mile End Locale

Positioned in one of Mile End's most tightly held pockets, this beautifully preserved character home blends timeless elegance with thoughtful modern updates, delivering a lifestyle of comfort, convenience, and enduring appeal.

From the outset, striking stained-glass windows frame the front entry, guiding you down the elegant central hallway and immediately setting the tone for the home's rich character. At the front of the residence, three generously proportioned bedrooms showcase ornate fireplaces and ceiling fans, with two also offering built-in storage and split-system air conditioning for year-round comfort.

The central living room continues the classic charm, anchored by a feature fireplace and large windows filling the room with natural light. This room flows seamlessly into the kitchen and meals area - a welcoming space for both everyday living and entertaining.

The kitchen has been thoughtfully renovated by Farquhar Kitchens, and is well appointed with quality appliances, including a dishwasher,

FOR SALE
\$1,459,000

AGENTS

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LJ Hooker

generous bench and cupboard space, and a breakfast bar ideal for casual dining. There is also ample room for a dining table, creating a relaxed hub for family meals or hosting guests.

Adjacent to the kitchen, the bathroom and laundry have been tastefully updated to complement the home's character, offering excellent storage and functionality. The laundry also provides convenient access to the cellar, adding further practicality.

Outdoors, an undercover entertaining area overlooks established, leafy gardens, providing a peaceful setting with scope to create a vegetable garden or expand your entertaining zones. Fully fenced for privacy and security, the property is perfectly suited to families and pets, and is complete with a long driveway leading to a carport, plus a shed for additional storage.

Located in one of Mile End's most desirable enclaves, the home enjoys exceptional proximity to the Adelaide CBD, with easy access to cafés, shopping, dining, parks, playgrounds, and the beach just minutes away. Zoned for Adelaide High School and Adelaide Botanic High School, this is an outstanding opportunity for families seeking quality education options in a blue-chip inner-west location.

Key Features

- Three generous bedrooms with fireplaces and ceiling fans
- Two bedrooms include AC and built-in wardrobes
- Central living room with a fireplace and large windows
- Modern Farquhar kitchen includes quality appliances, ample storage and bench space
- Updated bathroom and laundry with generous storage, and cellar access
- Undercover entertaining area overlooking lush gardens
- Fully fenced property with ample off-street parking, and a shed for additional storage
- Zoned for Adelaide High and Adelaide Botanic High Schools
- 2.7kW solar panel system
- Ceiling fans in bedrooms with smart phone control

Specifications

Title: Torrens Title

Year built: c1900

Land size: 557 sqm (approx)

Site dimensions: 18.28m x 30.48m (approx)

Council: City of West Torrens

Council rates: \$2,126.60pa (approx)

ESL: \$198.25pa (approx)

SA Water & Sewer supply: \$244.55pq (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

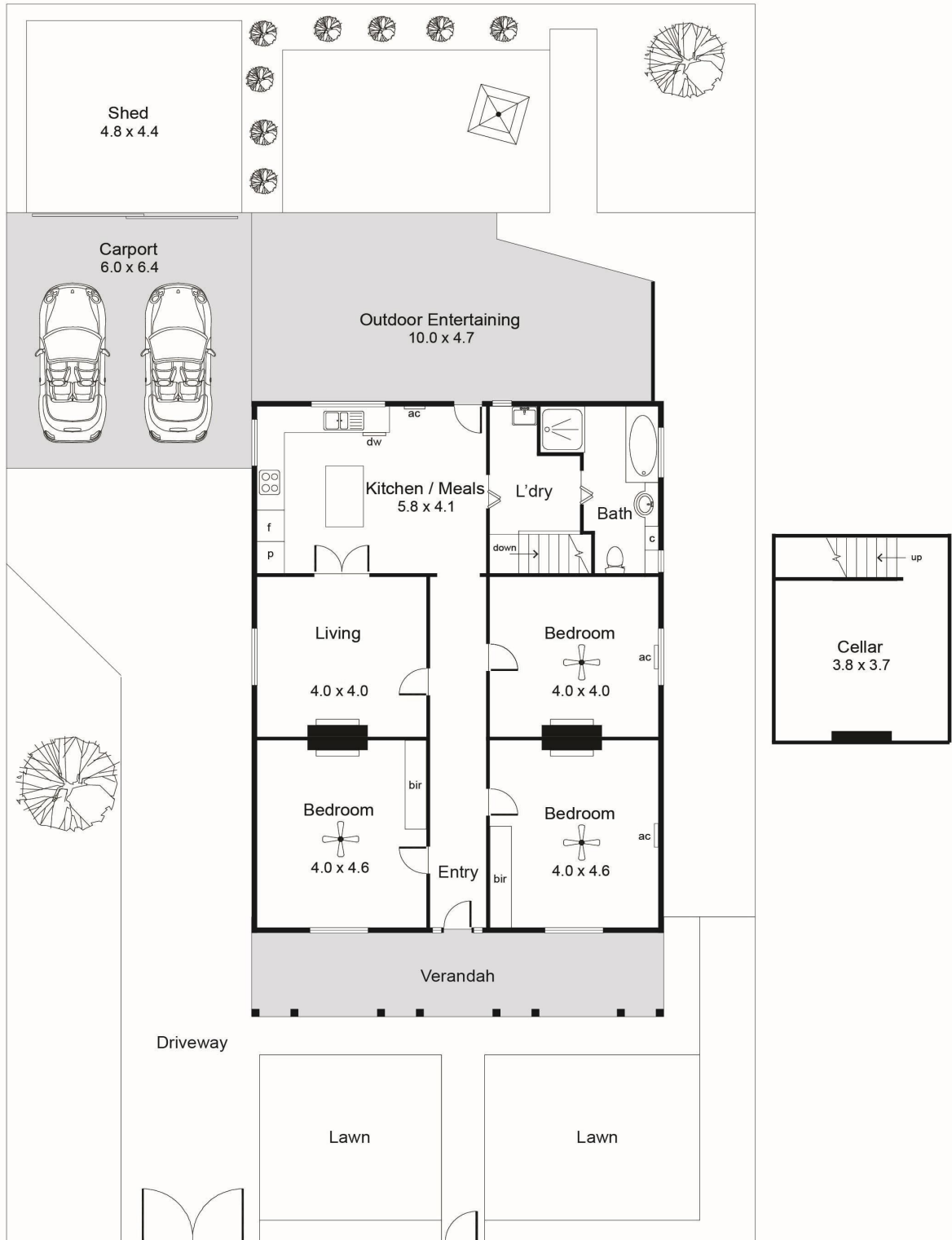
MORE DETAILS

Property ID Y50HDM
Property Type House
Land Area 557 m2
Including Air Conditioning
Built-in-Robes
Close to Schools
Close to Shops
Close to Transport
Window Treatments

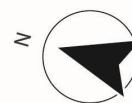
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Area (Estimate only)	
Living	131.0 m ²
Cellar	14.1 m ²
Outdoor Entertaining	44.0 m ²
Verandah	19.0 m ²
Carport	38.4 m ²
Shed	21.1 m ²
Total	267.6 m²



For illustrative purposes only.
All measurements are approximate