

## Mile End, 1A Claremont Street

### Charming Character Maisonette in Sought After Locale

Located in a highly sought after pocket of Mile End, and just an arms reach from local amenities, it's ideal for first home buyers, downsizers and investors alike.

This delightful home boasts two good sized bedrooms, both with high ceilings and floorboards. One of the bedrooms features an ornate fireplace. The central lounge is equipped with a split system air conditioner for year round comfort.

The eat in kitchen offers ample bench including an island bench, and cupboard space, plus a gas cooktop. Located at the back of the home, you'll find an updated bathroom and laundry area.

Entertaining will be a breeze with the undercover entertaining area, which overlooks the easy care gardens. Off-street parking is accessible via a rear laneway.

2 1 2

**For Sale**  
\$840,000

**View**  
[ljhooker.com.au/X5FHDM](https://ljhooker.com.au/X5FHDM)

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

Positioned on a peaceful street, walking distance to local parks and cafes. Less than 10 minutes to the CBD, perfect for exploring shops along Rundle Mall, or bustling restaurants and bars. Closer to home, the Brickworks Marketplace is just up the road for weekly shopping and essentials. Located within the Adelaide High and Adelaide Botanic High School Zones

#### Key Features:

- Long hallway with elegant stained glass windows
- Two good sized bedrooms, one features an ornate fireplace
- Central lounge with a split system air conditioner
- Eat in kitchen features ample storage, island bench and gas cooktop
- Updated bathroom and laundry space
- Undercover entertaining area
- Easy care gardens and rear lane access for off-street parking

#### Specifications

Year built: c1910

Land size: 299 sqm (approx)

Council: City of West Torrens

Council rates: \$1,528.05pa (approx)

ESL: \$161.45pa (approx)

SA Water & Sewer supply: \$198.34pq (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



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## More About this Property

Property ID	X5FHDM
Property Type	House
Land Area	229 m <sup>2</sup>
Including	Air Conditioning Close to Schools Close to Shops Close to Transport

**Thanasi Mantopoulos 0421 188 498**

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**Justin Peters 0423 341 797**

Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

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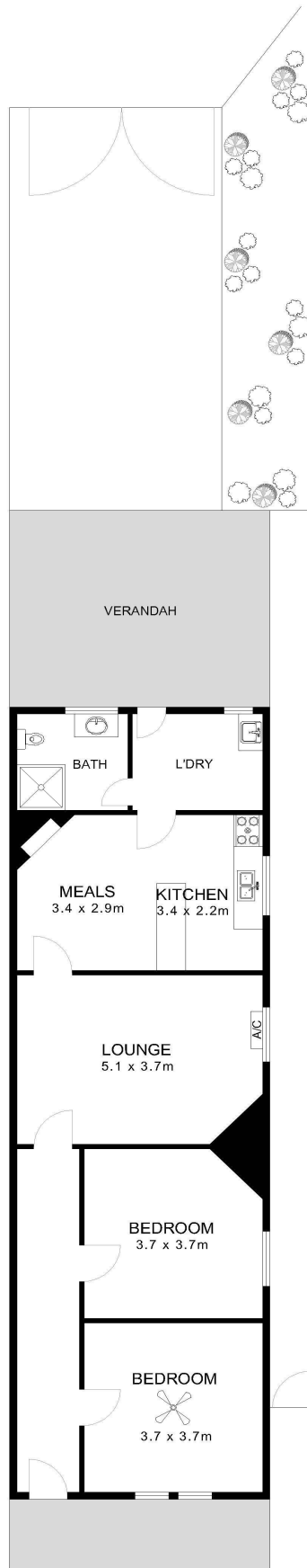
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Approx Gross
Living = 87m <sup>2</sup>
Verandah = 23m <sup>2</sup>
Porch = 9m <sup>2</sup>
Total = 119m <sup>2</sup>

## 1a Claremont Street Mile End

For Illustrative purposes only. All measurements are approximate.

Andrew Waters Photography