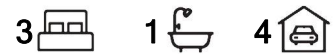


## Mile End, 2 Tarragon Street

### Grand Bungalow on Commanding Allotment



This Grand Bungalow offers a unique opportunity in a tightly held city-fringe location, this home has been tastefully updated while still offering scope to transform it into an enviable family residence. Featuring stunning decorative ceilings, elegant fireplaces, and polished Jarrah floorboards, adding warmth and personality to every room.

Sitting on a substantial allotment of approximately 836sqm\*, with an 18.28m\* frontage and 45.72m\* depth, this property offers exciting scope to renovate, extend, or redevelop (STPC).

The home offers three generous bedrooms, the two front bedrooms each feature fireplaces, and the master is equipped with a split system AC. The third bedroom features a fireplace and a unique hidden cellar accessible by a spiral staircase beneath the floor.

The spacious lounge and dining room form the heart of the home, complete with another

**For Sale**  
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**View**  
[ljhooker.com.au/XKHHDM](http://ljhooker.com.au/XKHHDM)

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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.

reverse cycle split system air conditioner and fireplace for relaxed living and entertaining. A heritage-style bathroom offers a luxurious corner spa bath, while the modernised laundry and separate toilet enhance functionality.

The updated kitchen will impress with Caesarstone benchtops, stainless steel Miele appliances, a breakfast bar, and ample cupboard space-catering beautifully to the needs of everyday life or hosting guests.

Outside, the front yard is both private and secure, creating a welcoming first impression, while the paved entertaining area under a pergola is ideal for gatherings. The north-facing rear yard is a gardener's paradise, with a thriving vegetable and fruit garden featuring apples, peaches, lemons, pears, plums, macadamia, walnut trees, and rosemary.

Situated in the tightly held suburb of Mile End and just minutes from the CBD and coast, with easy access to public transport, the airport, and the bustling Henley Beach Road dining and shopping strip, it's perfectly positioned for both lifestyle and connectivity. Zoned for the highly regarded Adelaide and Adelaide Botanic High Schools, and close to St George College, Temple Christian College, and Thebarton Senior College.

### Key Features

- Embossed ceilings featured throughout the home
- Updated kitchen with Caesarstone benches, Miele appliances and ample storage
- Lounge and dining rooms with split system AC
- Three bedrooms, two at the front of the home include fireplaces, master has an AC
- Third bedroom has a hidden cellar access
- Bathroom with a spa bath and separate toilet
- Modernised laundry
- Private front yard and paved entertaining area out the back
- Established fruit trees in the garden including apples, lemons, pears and more
- Zoned for the Adelaide and Adelaide Botanic High Schools

### Specifications

Title: Torrens Titled

Year built: c1925

Land size: 836sqm (approx)

Site dimensions: 18.28m x 45.72m (approx)

Council: City of West Torrens

Council rates: \$2,133.30pa (approx)

ESL: \$205.65pa (approx)

SA Water & Sewer supply: TBC

(STPC) Subject To Planning Consent

\*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



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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 About this Property

<b>Property ID</b>	XKHHDM
<b>Property Type</b>	House
<b>Land Area</b>	836 m2
<b>Including</b>	Air Conditioning 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)

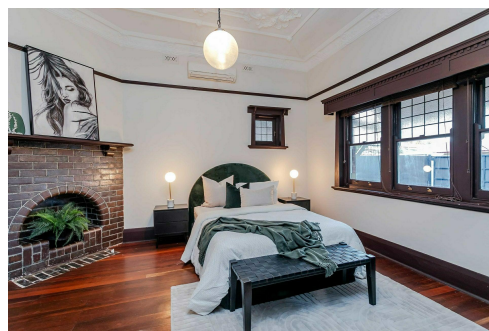
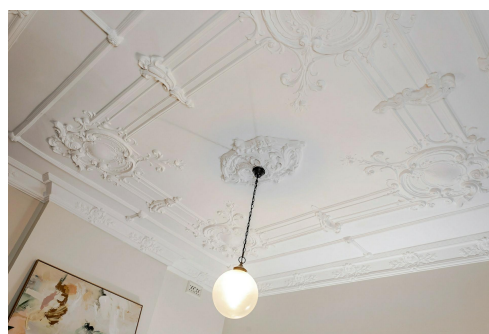
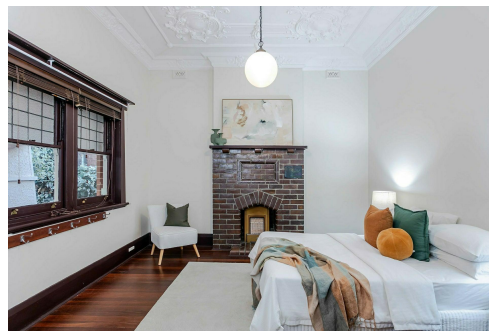
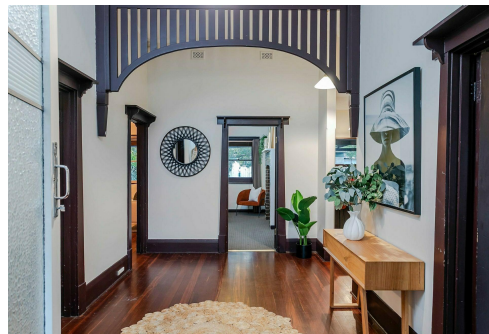
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