

## Mile End, 22A Cowra Street

### CLASSIC STONE FRONTED CHARACTER CHARM

Auction Location: On Site (USP)

Welcome to 22A Cowra Street, Mile End:

Nestled in the vibrant and historic suburb of Mile End, this character-filled 1930s maisonette offers a seamless blend of classic charm and contemporary comfort. Set on a approximately 400m<sup>2</sup>, this double brick residence with a distinctive stone front presents an exceptional opportunity for those seeking a sophisticated city fringe lifestyle

#### Property Features:

**Charming Architecture:** Built in 1930, this maisonette features a stunning stone front with red brick accents, exuding an old-world charm that is both warm and inviting.

**Elegant Interiors:** Step inside to discover polished wooden floors throughout,

3 1 3

#### For Sale

SOLD by Gerard Pacillo ph. 0431 596 145

#### View

[ljhooker.com.au/HK4H67](http://ljhooker.com.au/HK4H67)

#### Contact

**Gerard Pacillo**

0431 596 145

[gerard@ljhfp.com.au](mailto:gerard@ljhfp.com.au)



**LJ Hooker Flinders Park**  
(08) 8352 1155

**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.

complemented by high ceilings and an array of original character details.

**Modern Comforts:** Equipped with ducted reverse cycle air conditioning and solar panels, the home offers eco-friendly living with year-round comfort.

**Functional Layout:** The home boasts three generously sized bedrooms, a stylish bathroom, and a versatile living space that flows effortlessly into a well-appointed kitchen featuring modern appliances and ample storage.

**Outdoor Entertaining:** Enjoy the private patio area, perfect for alfresco dining and entertaining guests, surrounded by a manicured lawn and mature gardens.

**Location Perks:**

**Convenient Access:** Located just minutes from the Adelaide CBD, enjoy easy access to a variety of local amenities including cafes, shops, and public transport.

**Community Atmosphere:** Mile End is known for its welcoming community vibe and close proximity to parks and recreational facilities, making it ideal for families and professionals alike.

**Lifestyle Opportunity:** This home is more than just a residence; it's a gateway to a vibrant lifestyle in one of Adelaide's most sought-after suburbs. Whether you're a professional seeking a short commute or a family looking for a friendly neighborhood, 22A Cowra Street offers the perfect blend of comfort, style, and convenience.

Property is tenanted until 27/02/25

The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public -

(A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and

(B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences.

**Disclaimer:**

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

RLA 215339



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## More About this Property

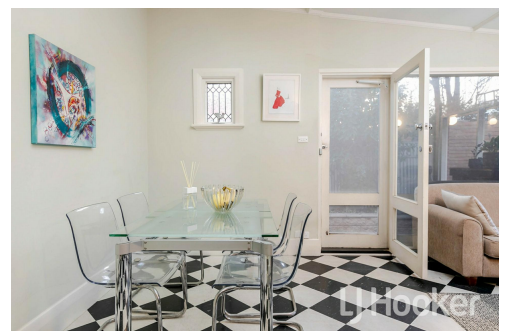
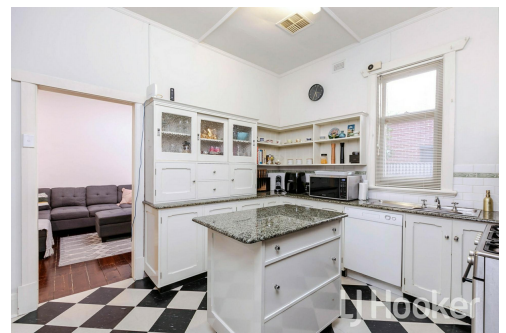
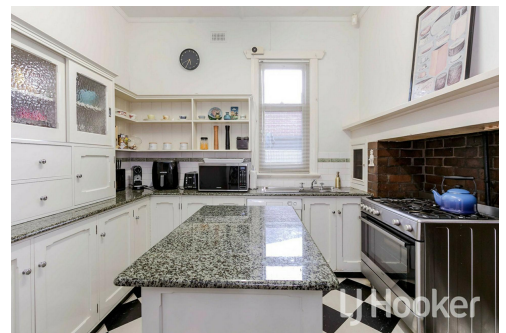
Property ID	HK4H67
Property Type	House
Land Area	400 m <sup>2</sup>

**Gerard Pacillo 0431 596 145**

Property Consultant | [gerard@ljhfp.com.au](mailto:gerard@ljhfp.com.au)

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Suite 2/166-168 Grange Road, FLINDERS PARK SA 5025  
[flinderspark.ljhooker.com.au](mailto:flinderspark.ljhooker.com.au) | [flinderspark@ljhfp.com.au](mailto:flinderspark@ljhfp.com.au)



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Area (Estimate only)	
Living	121.3 m <sup>2</sup>
Carport	22.8 m <sup>2</sup>
Porch	11.2 m <sup>2</sup>
<b>Total</b>	<b>155.3 m<sup>2</sup></b>

For illustrative purposes only.  
All measurements are approximate