

Mile End, 23 Henley Street

Captivating Character Home with a Backyard Oasis

Occupying a generous 557 sqm of the magnetic inner-west, this three bedroom home has been meticulously renovated with vintage allure in mind, to provide a contemporary character-filled family haven certainly worthy of your forever.

The home boasts three good sized bedrooms, two include built-in wardrobes and ceiling fans. The bathroom has a luxurious feel, featuring caesarstone benchtops, a walk-in shower, a deep soak bath, dual basins and a heated towel rail. A central lounge room is spacious and has a feature fireplace, and leads through to the kitchen and open plan living and meals area.

The kitchen will ignite your inner chef's joy, and provides ample storage and caesarstone benchtops, 2pac cabinetry, dishwasher, induction cooktop, a built-in wine fridge and a breakfast bar for additional casual seating. The meals area adjacent to the kitchen almost seamlessly connects to the outdoor entertaining area, and the laundry at the back of the

3 1 4

For Sale
\$1,312,000

View
ljhooker.com.au/XDNHDM

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LJ Hooker Mile End | Woodville
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home boasts ample space to add storage in the future.

Outside, the pitched roof entertaining area offers an ideal setting to entertain friends and family, and includes a ceiling fan for year-round comfort. The gardens are spacious and have plenty of room for children and pets to play. The gardens are full of established fruit trees including lime, orange, ornamental plums and a walnut tree, plus vegetable gardens. The long driveway leads to a spacious garage, which is fully lined and includes a split system AC.

Just minutes from the Adelaide CBD, making daily commutes effortless. A short stroll to Hilton Plaza, where shopping, dining, and everyday essentials are at your fingertips. Moments from Henley Beach Road's bustling dining precinct, offering a diverse mix of restaurants, wine bars, and boutique shops. Close to great schools and parks, making it an ideal location for families looking to establish roots in a thriving neighbourhood.

Key Features

- Three good sized bedrooms, two with built-in wardrobes
- Ceiling fans to bedrooms 1 and 2
- Bathroom with a deep soak bath, dual basins and heated towel rail
- Central lounge with feature fireplace
- Kitchen features dishwasher, induction cooktop and wine fridge
- Caesarstone benchtops to the kitchen and bathroom
- Meals area adjacent to the kitchen
- Spacious laundry at the back of the home
- Undercover entertaining area with ceiling fan
- Spacious gardens and a cubby house
- Established fruit trees and vegetable gardens in the back yard
- Large fully lined garage with a split system air conditioner
- Ducted reverse cycle air conditioning throughout
- Polished hardwood floorboards to bedrooms and lounge, easy care tiling to kitchen and laundry

Specifications

Title: Torrens Titled

Year built: c1925

Land size: 557 sqm (approx)

Council: City of West Torrens

Council rates: \$1,587.55pa (approx)

ESL: \$165.80pa (approx)

SA Water & Sewer supply: \$203.00pq (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



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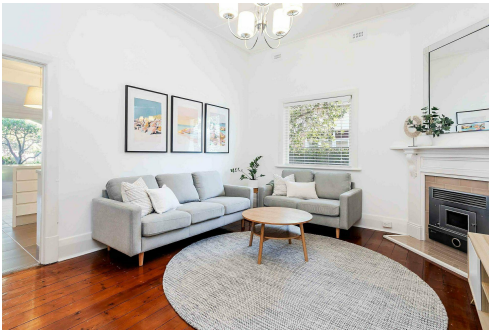
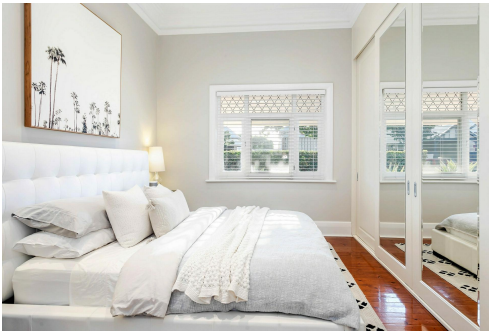
prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

More About this Property

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

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