



25 Ebor Avenue, Mile End

## 'ROSELLA HOUSE' Established c1900. Redefined 2026.

Established c1900 and beautifully redefined in 2026, Rosella House is a rare offering that seamlessly blends historic charm with contemporary design. Once a humble grocery store owned by Mr Hilder, this remarkable residence has been thoughtfully transformed by AFD Studio, honouring its rich heritage while introducing a refined, modern extension.

Behind its charming bluestone shopfront and distinctive red brick quoins lies a home of undeniable character. Elegant archways, both original and newly introduced in the Mediterranean-inspired alfresco, create a cohesive dialogue between old and new, celebrating the home's history while elevating its liveability.

Inside, the flexible floorplan offers four bedrooms or three with a formal lounge, catering to a variety of lifestyles. Natural light fills the home, with skylights enhancing both bathrooms and adding to the sense of openness and calm. Every detail has been carefully curated, from elegant cabinetry to the seamless integration of heritage elements with minimalist modern finishes.

At the heart of the home, the newly designed living area connects

4 2 3

**FOR SALE**  
\$1,725,000

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### AGENCY

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effortlessly to the outdoors, with full-height glazing opening onto a beautifully considered terrace, perfect for entertaining or relaxed family living. The kitchen has been crafted for both performance and longevity, featuring Smartstone Taj Mahal porcelain benchtops, Spanish handmade tile splashbacks, and fully integrated appliances including a double fridge and freezer, integrated dishwasher, Bosch stacked wall ovens, and a Smeg 90cm induction cooktop.

The main bathroom offers a luxurious retreat, complete with a dual vanity and a freestanding 1700mm bath positioned beneath a skylight, inviting natural light by day and tranquil sky views by night. A highly functional mudroom and laundry sit conveniently off the carport, incorporating full-height storage, integrated joinery, and thoughtful additions such as a charging station, LED lighting, and provisions for raised appliances.

The unique double carport extends beyond practicality, designed as a versatile space with a Panelift sectional door, lighting, and flexibility to be used for entertaining or additional living.

Outdoors, the home continues to impress with a carefully curated entertaining zone, complete with a built-in Weber Q 3600+, outdoor fans, and provision for a TV, making it a true year-round space. A fully renovated external toilet enhances convenience for guests, while a dedicated service yard with rear access adds further functionality. Landscaping has been thoughtfully designed to complement the home's character, ensuring it feels naturally embedded within its surroundings.

Perfectly positioned in one of Mile End's most desirable pockets, this home offers exceptional lifestyle appeal just moments from the Adelaide CBD. Enjoy easy access to vibrant cafés, shopping, dining, parks, and the coastline, all within minutes. Zoned for Adelaide High School and Adelaide Botanic High School, it presents an outstanding opportunity for families seeking premium inner-west living.

#### Key Features:

- Circa 1900 character home, re-defined in 2026 by AFD Studio
- Four bedrooms or three with formal lounge flexibility
- Two beautifully appointed bathrooms with skylights
- Original bluestone shopfront and heritage features retained
- Elegant archways blending heritage with modern design
- Designer kitchen with Smartstone porcelain benchtops
- Spanish handmade tile splashback
- Integrated appliances including double fridge/freezer & dishwasher
- Bosch stacked wall ovens & Smeg 90cm induction cooktop
- Light-filled open plan living with seamless indoor-outdoor flow
- Alfresco with built-in Weber Q 3600+, fans & TV provision
- Functional mudroom and laundry with custom joinery
- Unique double carport with flexible use potential
- Fully renovated outdoor toilet and service yard with rear access
- Landscaped gardens designed to complement the home's character
- Prime location close to CBD, beach, schools, and amenities

#### Specifications

Title: Torrens Title

Year built: c1900

Land size: 446sqm (approx)

Council: City of West Torrens

Council rates: \$1,797.90pa (approx)

ESL: \$175.35pa (approx)

SA Water & Sewer supply: \$219.48pq (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	YCYHDM
Property Type	House
Land Area	446 m2
Including	Ensuite
	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Roller Door Access
	Window Treatments

**Thanasi Mantopoulos 0421 188 498**

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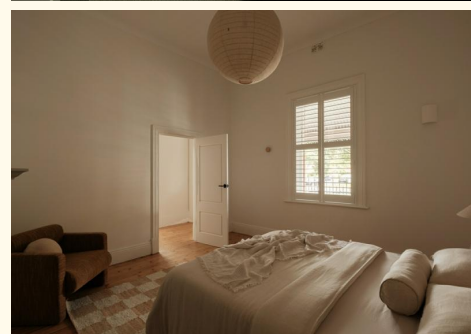
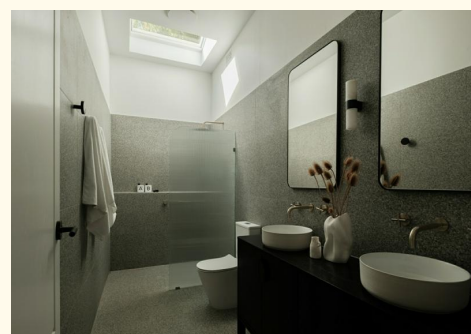
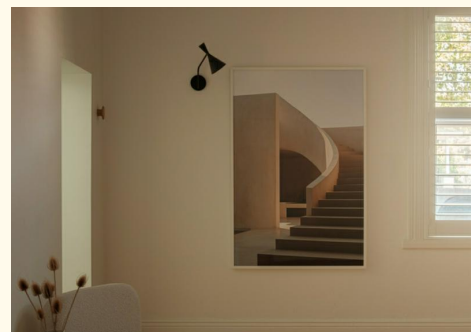
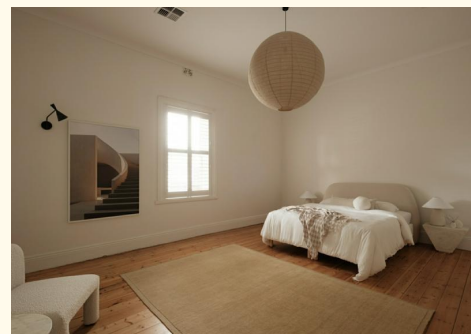
**Justin Peters 0423 341 797**

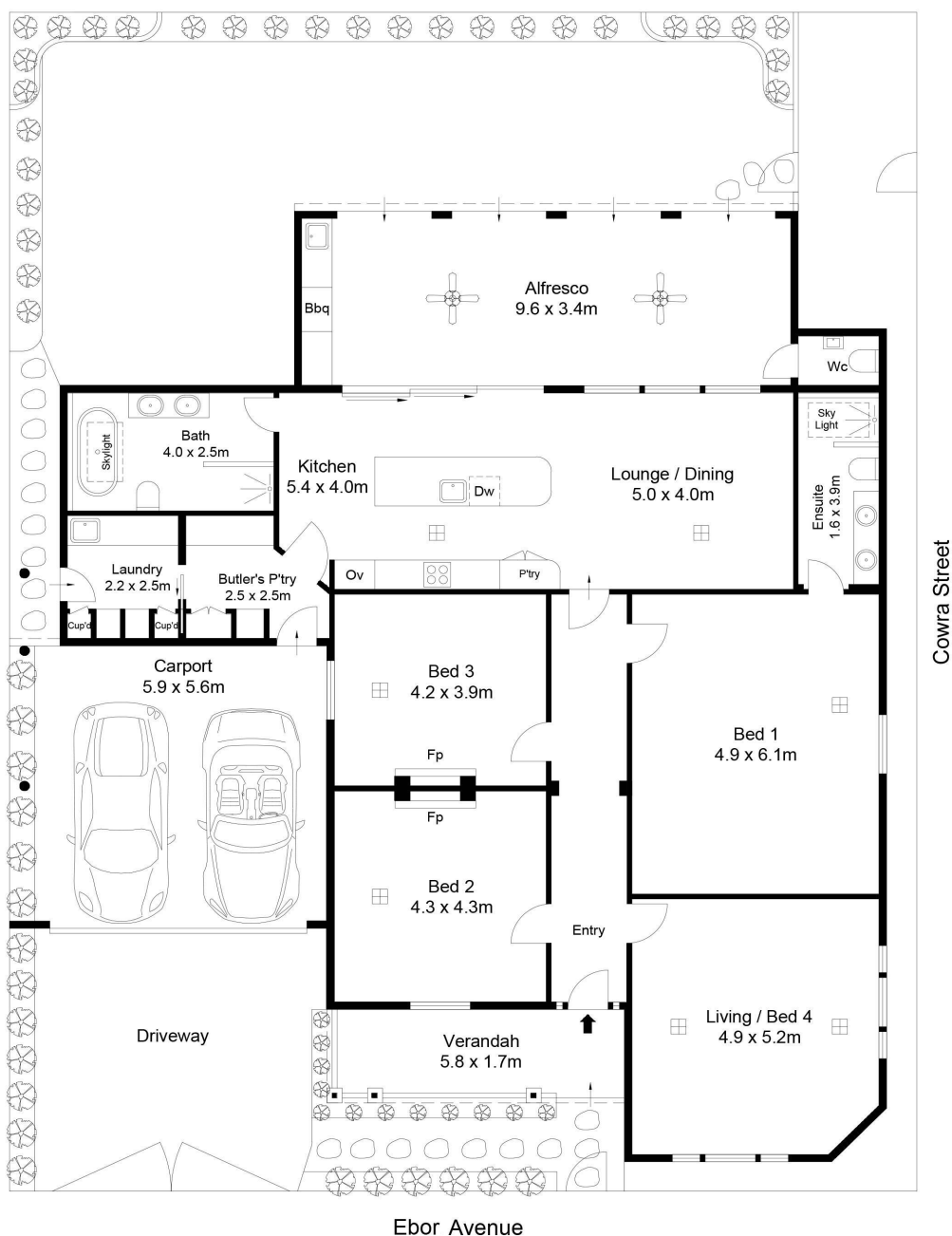
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**LJ Hooker Mile End | Woodville (08) 8352 7111**

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<b>Living</b>	177.0m <sup>2</sup>
<b>Alfresco</b>	32.6m <sup>2</sup>
<b>Verandah</b>	9.9m <sup>2</sup>
<b>Carport</b>	33.0m <sup>2</sup>
<b>Total</b>	252.5m <sup>2</sup>



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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