



## Mile End, 30 Cowra Street

Historic Charm in Prized Leafy Setting

5  1  4 

This opulent sandstone fronted villa demonstrates scale & style on the city's doorstep with this prized leafy setting that is Cowra Street Mile End. Positioned on an immaculate, established, and productive 710sqm\* parcel, it holds a legacy all its own.

**For Sale**  
\$1,340,000

**View**  
[ljhooker.com.au/WTUHDM](http://ljhooker.com.au/WTUHDM)

Its opulence begins with its head turning charming facade, venturing inside to an elegant arched hallway, charming timber floors, stunning ceiling, renovated bathroom and kitchen - Make this your forever home.

**Contact**  
**Thanasi Mantopoulos**  
0421 188 498  
thanasi@ljhooker.me  
**Justin Peters**  
0423 341 797  
justin@ljhooker.me

Offering up to 5 bedrooms, a spacious open-plan kitchen, dining and lounge space at the rear adjacent to the kitchen - its family potential multiplies.

As pretty as it is productive, the lush back garden hosts a play-ready lawn and outdoor entertaining area.



**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.

Conveniently catering for multiple vehicle parking, including driveway access to the garage, while your inner green thumb will love creating your very own backyard oasis.

Mile End is a highly convenient and sought-after city fringe location where the benefits are a mile long. The location provides easy access to the airport, beaches, public transport, schools and Henley Beach Road dining and shopping.

Located within the popular Adelaide and Adelaide Botanic High schooling zones, Cowra Street is within walking distance to the Adelaide CBD. Additional nearby perks include St. George, Temple Christian College and Thebarton Senior Colleges.

#### Key Features

- C1910 Character home
- Up to 5 bedroom floor plan
- Optional study/home office
- 710sqm allotment (approx)
- 3.2m ceilings
- Spacious open-plan kitchen, dining and lounge space
- New kitchen, with new oven and gas cooktop
- Renovated bathroom with freestanding bathtub
- Polished timber floors to original home
- Separate laundry at the rear
- Split system air conditioning
- Ample off-street parking

#### Specifications

Title: Torrens

Year built: c1915

Land size: 710sqm (approx)

Site dimensions: 15.54 m x 45.72 m

Council: City of West Torrens

Council rates: \$1,791.70pa (approx)

ESL: \$183.05pa (approx)

SA Water & Sewer supply: TBC

\*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

<b>Property ID</b>	WTUHDM
<b>Property Type</b>	House
<b>Land Area</b>	710 m <sup>2</sup>
<b>Including</b>	Air Conditioning Close to Schools Close to Shops Close to Transport

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

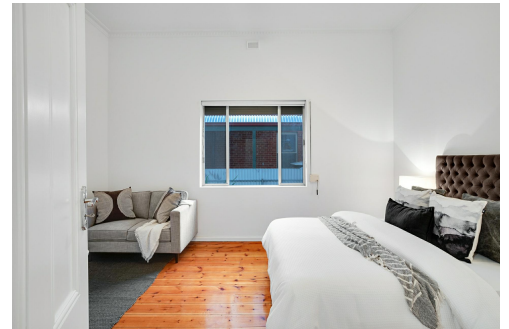
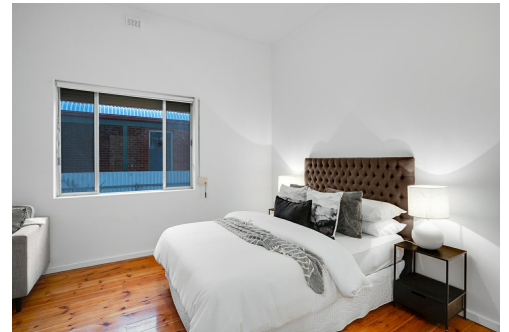
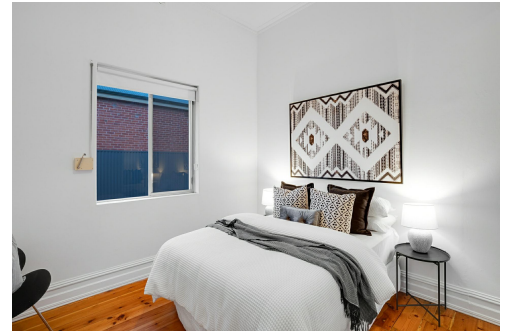
**Justin Peters 0423 341 797**

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

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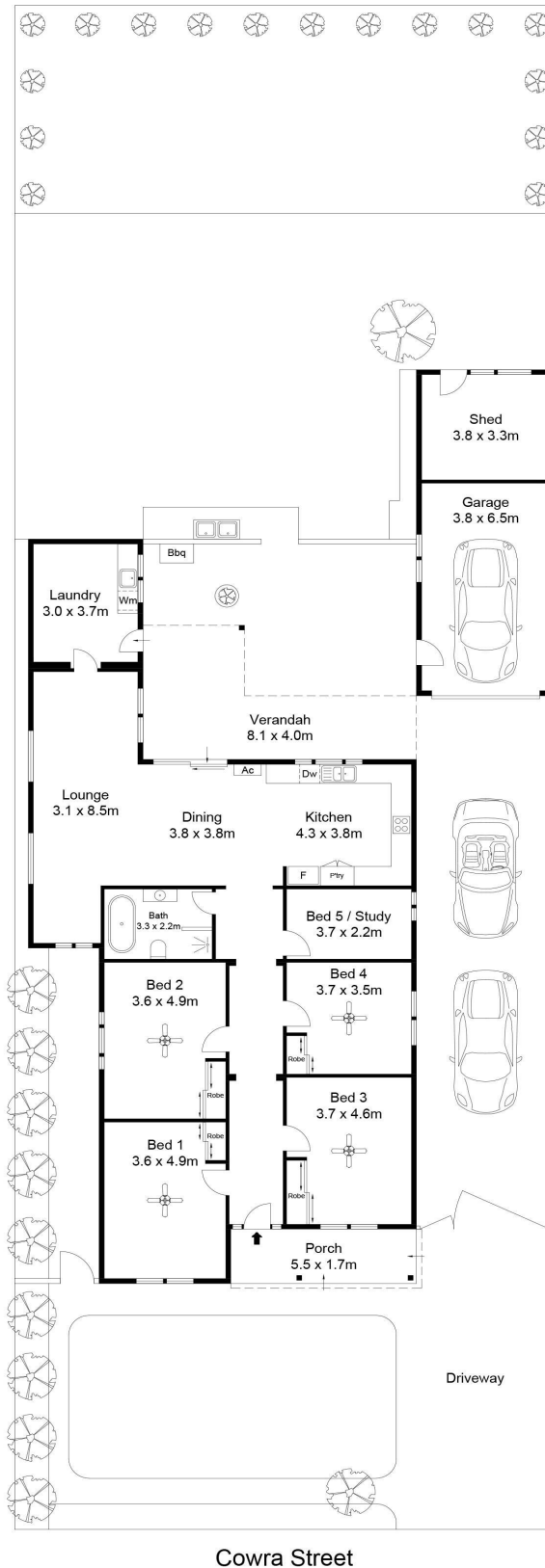
206A Henley Beach Road, TORRENSVILLE SA 5031

[mileendwoodville.ljhooker.com.au](http://mileendwoodville.ljhooker.com.au) | [admin@ljhookermileend.com.au](mailto:admin@ljhookermileend.com.au)



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Cowra Street



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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