






Mile End, 30 Flaherty Lane

Contemporary Executive Living a Mile from the CBD

3  2  2 

The contemporary and eye-catching design of this home is showcased throughout, with its striking frontage, solid oak floorboards downstairs, and dormer windows in two of the bedrooms upstairs.

The lower level of the home boasts an entertainer's kitchen, which features a full length window splashback, quality appliances including an integrated dishwasher, waterfall stone benches on the island and a walk in pantry, including power points for appliances. Adjacent to the kitchen, the open plan living and dining almost seamlessly extends into the alfresco area, with two doors for access.

A study at the front of the home offers an ideal work from home environment, with two tall windows, flooding the room with natural light. Rounding out the ground floor is the laundry and powder room, convenient for guests.

For Sale
\$1,000,000

View
ljhooker.com.au/X5NHDM

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



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(08) 8352 7111

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Upstairs, you'll find the three bedrooms, which are all fitted with cosy carpets. The master bedroom features a luxurious walk in wardrobe, plus an ensuite which features stylish herringbone tiling and stone benches. The family bathroom follows the same stylish finishes, and includes a deep soak bathtub.

The undercover alfresco area is equipped with LED lights and a ceiling fan, for year round comfort, and overlooks the easy care gardens. Ample off-street parking available including a secure garage

Positioned in a highly sought after pocket of Mile End, the location of this home is all about lifestyle. It's within walking distance to the vibrant restaurants and cafes along Henley Beach Road, and less than a 10-minute drive to the CBD. Excellent education options nearby including Adelaide High and Adelaide Botanic High Schools.

Key Features:

- Kitchen boasting quality appliances, stone benches, walk in pantry and more!
- Open plan living and dining area leading out to the alfresco
- Downstairs study area with tall windows
- Laundry and convenient WC downstairs
- Three bedrooms upstairs with cosy carpets
- Master bedroom with walk in wardrobes and ensuite
- Main bathroom fitted with a bathtub
- Alfresco area equipped with ceiling fan and LED lights
- Easy-care gardens with automated subsurface irrigation
- Secure single garage providing ample off-street parking for second vehicle
- Security system with remote activation
- Ducted reverse cycle air conditioning
- Electric Velux roof window to bedroom 3

Specifications

Title: Community Title

Year built: 2019

Council: City of West Torrens

Council rates: \$1,944.80pa (approx)

ESL: \$191.90pa (approx)

SA Water & Sewer supply: \$230.99pq (approx)

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More About this Property

Property ID	X5NHDM
Property Type	House
Including	Ensuite Air Conditioning Intercom Built-in-Robes Close to Schools Close to Shops Close to Transport Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

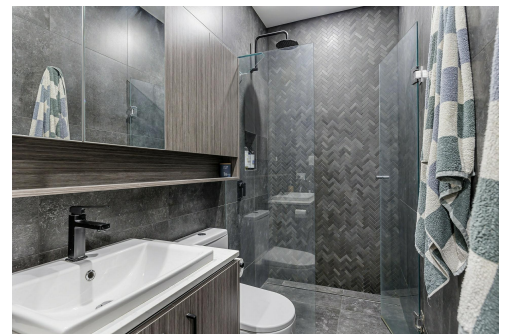
Justin Peters 0423 341 797

Principal | justin@ljhooker.me

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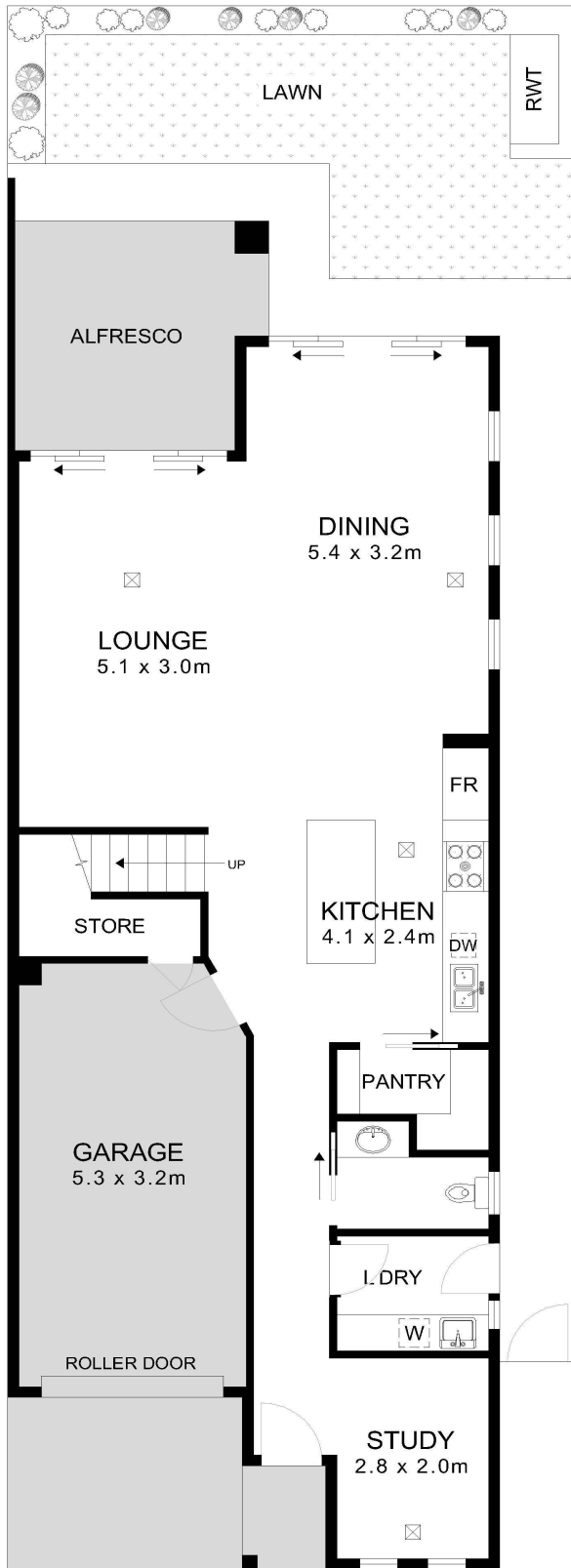
206A Henley Beach Road, TORRENSVILLE SA 5031

mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au



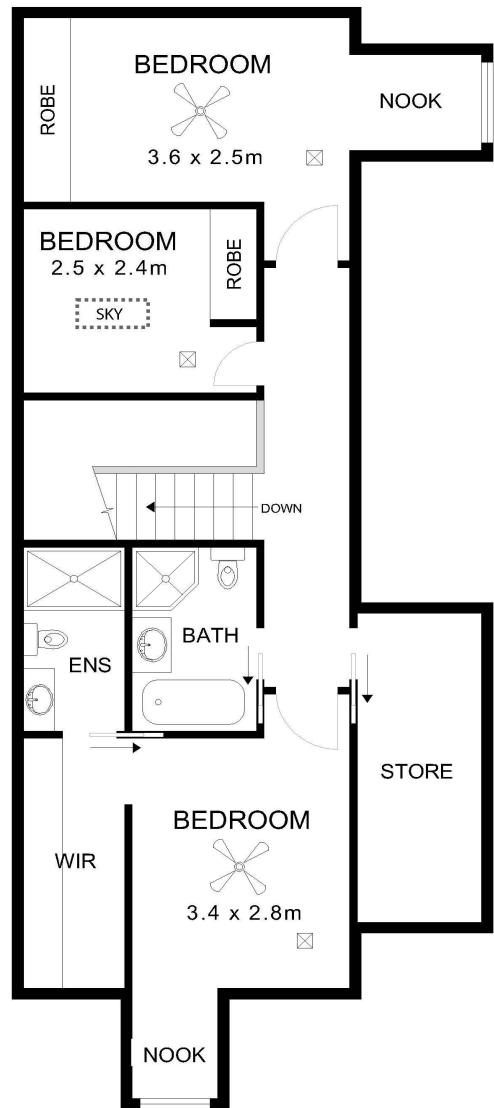
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GROUND FLOOR

Approx Gross
 Ground Floor = 73m²
 First Floor = 66m²
 Garage = 17m²
 Alfresco = 10m²
 Porch = 2m²
 Total = 168m²



FIRST FLOOR

30 Flaherty Lane Mile End

For illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography