

## Mile End, 35 King Street

### Charming Character Home on Prized King Street

Offering a garden getaway in the middle of suburbia, this character home is potential packed and ideally positioned an arms reach from the CBD and the coast.

The home boasts two spacious bedrooms, both with ornate fireplaces, a central living room with large windows, a fireplace and air conditioning. The kitchen is equipped with plenty of storage and bench space, and a dining room adjacent, with large windows allowing the room to flood with natural light. The bathroom is accessible via the laundry towards the back of the home.

The long and inviting gardens at the back of this home create the ideal suburban oasis, and includes a paved patio area plus undercover verandah for entertaining, rainwater tank and shade house. The gardens also feature raised garden beds and mature fruit trees, ready for its next owner to enjoy.

2 1 0

**For Sale**  
\$1,010,000

**View**  
[ljhooker.com.au/WX9HDM](http://ljhooker.com.au/WX9HDM)

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**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.

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

Less than a 10-minute drive to the CBD, or easily accessible by public transport with a bus stop just around the corner. Within walking distance to the playground and open spaces at Mile End Common. Close to numerous restaurants and cafes along Henley Beach Road, including the nearby Loveon Cafe. A short drive to Brickworks Marketplace for weekly shopping and boutique stores, or take a leisurely stroll along Rundle Mall. Convenient access to Adelaide's sports hub on the city outskirts, featuring netball courts, athletics, and West Adelaide Soccer Club. Near Cowandilla and Torrensville Primary Schools, and zoned for Adelaide High and Adelaide Botanic High Schools.

#### Key Features

- Two bedrooms, both with ornate fireplaces
- Central living room with fireplace
- Kitchen with plenty of storage
- Dining room adjacent the kitchen with floor to ceiling windows
- Bathroom accessible through the laundry
- Freshly painted internally
- AC fitted to living room and first bedroom
- Elegant high ceilings and floorboards throughout the home
- Paved outdoor entertaining area
- Long and inviting gardens

#### Specifications

Title: Strata Titled

Year built: c1910

Land size: 343sqm (approx)

Council: City of West Torrens

Council rates: \$1845.55pa (approx)

ESL: \$184.65pa (approx)

SA Water & Sewer supply: \$232.22pq (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

Property ID	WX9HDM
Property Type	House
Land Area	343 m <sup>2</sup>
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

**Thanasi Mantopoulos 0421 188 498**

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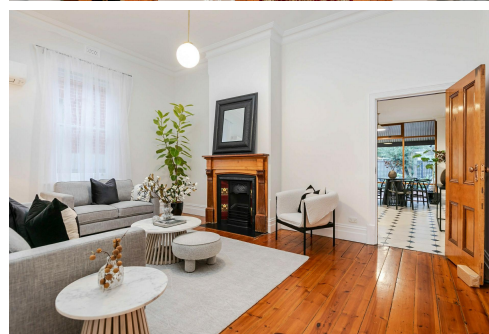
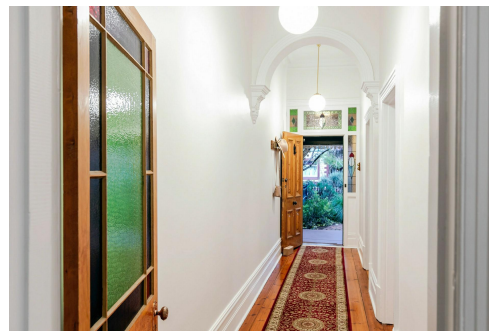
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