

36 Bagot Avenue, Mile End

Timeless Character & Lifestyle Appeal — Symmetrical Villa in Prime Mile End Location




Welcome to a captivating circa 1890 bluestone symmetrical villa, where classic elegance meets modern-day functionality in one of Adelaide's most sought-after city-fringe suburbs.

From the moment you arrive, the home's charming fae and symmetrical design create an immediate sense of balance and heritage appeal. Step inside to a traditional central hallway, framed by soaring ceilings and beautiful original features, setting the tone for the warmth and character throughout.

At the front of the home, three generously proportioned rooms offer exceptional flexibility, easily configured as bedrooms, or as two bedrooms plus a formal lounge, depending on your needs.

Further along, an additional versatile room provides the option of a fourth bedroom or dedicated study, perfect for those working from home or seeking extra accommodation.

Moving through, a well-appointed bathroom and laundry enhance

4  1  4 

AUCTION

Sun 26th Apr @ 10:00AM

VIEW

Thu 16th Apr @ 5:45PM - 6:10PM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

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everyday practicality, while a rare and highly desirable cellar offers valuable storage or the perfect wine retreat.

Toward the rear, the home opens into a light-filled hub. A spacious kitchen and dining area connects seamlessly to a separate living room, creating multiple zones for entertaining and family living while maintaining comfort and separation.

Step outside to an inviting outdoor entertaining area, ideal for year-round gatherings. Beyond, a generous backyard offers ample space for children, pets, or future enhancements, complemented by a detached shed for additional storage.

Perfectly positioned in the heart of Mile End, you're just moments from the vibrant café and dining scene along Henley Beach Road, within walking distance to Hilton Plaza, and only minutes to the Adelaide CBD and coastline. With excellent public transport nearby, convenience and connectivity are assured.

Key Features:

- Character bluestone symmetrical villa circa 1890
- Flexible floorplan offering up to 4 bedrooms or 3 bedrooms plus study
- Multiple living zones for versatile family living
- Spacious front rooms with classic proportions and charm
- Additional room ideal as a fourth bedroom or home office
- Light-filled kitchen and dining area
- Separate rear living room
- Bathroom with integrated laundry
- Valuable cellar for storage or wine enthusiasts
- Expansive outdoor entertaining area
- Generous backyard with lawn and garden potential
- Detached shed for additional storage
- High ceilings, fireplaces, and original character features
- " Walking distance to Hilton Plaza and local amenities
- " Close to Henley Beach Road cafés, restaurants, and shops
- Easy access to Adelaide CBD, beaches, and public transport

A rare opportunity to secure a beautifully maintained character home offering space, flexibility, and an exceptional lifestyle in a premium city-fringe location.

Specifications

Title: Torrens
Year built: c1890
Land size: 530sqm (approx)
Council: City of West Torrens
Council rates: \$2,126.60pa (approx)
ESL: \$198.25pa (approx)
SA Water & Sewer supply: \$244.55pq (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 YBRHDM
Property Type House
Land Area 530 m2
Including Air Conditioning
Built-in-Robes
Close to Schools
Close to Shops
Close to Transport
Window Treatments

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