



Mile End, 36 Darebin Street

Charming Maisonette in Tightly Held Pocket



A delightful character maisonette that exudes charm and elegance, boasting beautifully polished floorboards, intricate ornate fireplaces, and soaring high ceilings. This inviting home seamlessly blends classic period details with timeless appeal, creating a warm and welcoming atmosphere throughout.

At the front of the home, two generously sized bedrooms provide comfortable accommodation, each equipped with built-in wardrobes for ample storage. The master bedroom stands out with its original ornate fireplace, adding a touch of period charm and warmth.

Centrally positioned, the inviting lounge room serves as the heart of the home, offering a cosy retreat complete with a gas heater-perfect for cooler evenings.

The well-appointed kitchen is both stylish and functional, featuring abundant storage, a convenient dishwasher, and a gas cooktop. An adjoining meals area enhances the space,

For Sale
\$917,500

View
ljhooker.com.au/XDUHDM

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creating a casual dining setting for everyday use.

The bathroom is a standout feature, showcasing stunning wood paneled walls that exude warmth and character, while the WC is thoughtfully positioned just off the laundry at the rear of the home for added practicality.

Outside, a spacious rumpus room complete with carpet offers additional storage space or an ideal home office. The gardens are tidy and include a lawn for children and pets to play as well as established fruit trees and garden beds, perfect for a vegetable garden. Off street parking is available with a long drive through carport with a secure panel lift door.

Ideally located just minutes from the CBD, this home offers convenient access to public transport along Sir Donald Bradman Drive, making commuting a breeze. Daily essentials are within easy reach, with Hilton Plaza just moments away and the Brickworks Marketplace only a short drive. On weekends, take advantage of the many nearby parks and reserves, or head to the coast to soak up the sun and enjoy Adelaide's stunning beaches. Positioned within the sought after Adelaide High and Adelaide Botanic High School Zones.

Key Features

- Two good sized bedrooms, both with built-in wardrobes
- Main bedroom features an original fireplace and roller shutter on the window
- Central lounge room features a gas fireplace
- Kitchen boasts ample storage, gas cooktop and dishwasher
- Meals area within the kitchen
- Bathroom with feature wood paneling on walls and a bathtub
- Laundry with storage and WC
- Undercover entertaining area
- Converted rumpus room with carpet, shelving and cupboards
- Carport parking behind a secure panel lift roller door
- Gardens with established fruit trees, vegetable patches and a lawned area
- Polished floorboards and high ceilings throughout the home
- Recently updated ducted evaporative air conditioning

Specifications

Title: Torrens Title

Year built: c1910

Land size: 390 sqm (approx)

Council: City of West Torrens

Council rates: \$1,428.80pa (approx)

ESL: \$190.56pa (approx)

SA Water & Sewer supply: \$190.56pq (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



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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 About this Property

Property ID	XDUHDM
Property Type	House
Land Area	390 m2
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

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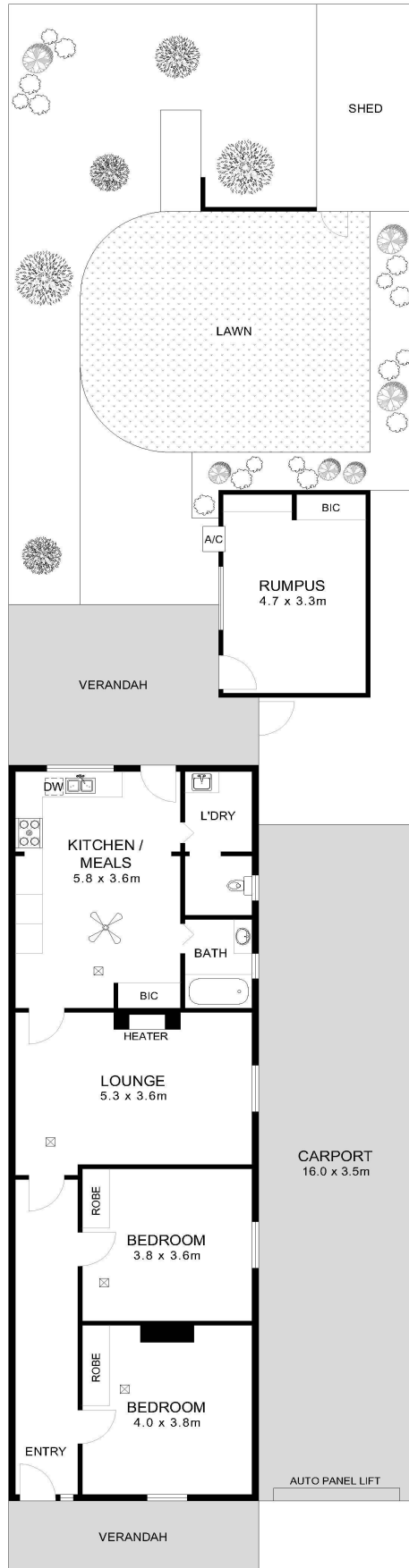
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Approx Gross
Living = 91m ²
Rumpus = 15m ²
Carport = 56m ²
Verandahs = 29m ²
Total = 118m ²

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