



Mile End, 36 Henley Street

Buy the elegant exception — Mile End's finest villa on 1114sqm*

An elegant — if not the finest — example of return verandah villa grandeur in Mile End, this 4-bedroom home, graced with a 30m street frontage, pairs every glorious era virtue with endless floorplan versatility, a chef-designed kitchen remodel, and offers spots galore to savour its private gardens on an astounding 1114 sqm block.

Officially Allotments 20 and 21 on a singular title, it's the suburb's largest landholding to be offered for sale in years, just one magical mile from the CBD and a short drive to glorious Henley Beach.

And with its rare quarter-acre footprint comes palatial villa scale; each

4 1 5

For Sale

\$1,540,000

View

ljhooker.com.au/VSDHDM

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impressive bedroom – with decorative fireplaces – can flip to the needs of the executive, entertainer, or growing family against a grand front-to-back hallway, wide enough to create its own opulent party venue.

While lofty ceilings and ornate fireplaces in each room showcase their own unique designs, in pleasing contrast, the 2020 kitchen hosts robust concrete benchtops and modern joinery, a new 5-burner range cooker, galley-style circulation, and a daylight invasion made especially spectacular thanks to the now open plan formal dining room sharing its feature leadlight.

Take entertaining outdoors to the return verandah, the BBQ zone, or the bullnose rear terrace and discover the benefits your extra-wide boundaries create – from multiple car parking capacity to the lifestyle sway of a lap-worthy pool (STCC.)

With just minutes between you and a clutch of cafes and restaurants, the city's green belt and the RAH, plus a 5-minute saunter to Woolies at Hilton or Drakes on Henley Beach Road, Mile End doesn't miss a trick.

We'd suggest not missing this buy of a lifetime.

Property Details:

- Rare landholding of 1114 sqm*
- Frontage: 30.48m | Depth 36.48m (approx.)
- 2 allotments – one title
- Elaborate original plaster ceilings
- Soaring leadlight windows
- 4 grand-scale bedrooms with unique fireplaces
- Modern galley kitchen with formal dining room connection
- 4 Fujitsu split system air conditioning units
- New rainwater drainage system installed underground onto street
- New 3000 litre rainwater tank and pump
- Dual entry points – front & side
- Deep & wide multi-car driveway
- Detached rear garage
- Lifestyle potential to add a pool (STCC)
- Close to St. George & Temple Christian Colleges
- Walkable distance or excellent bus services into the city
- And more...

Specifications

Title: Torrens Titled

Year built: c. 1913

Land size: 1114 sqm (approx.)

Council: City of West Torrens

Council rates: \$2,901.35pa (approx.)

ESL: \$169.10pa (approx.)

Water: \$292.94pq (approx.)



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*Approx

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More About this Property

Property ID	VSDHDM
Property Type	House
Land Area	1114 m ²
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Heating Window Treatments

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