




4 Barker Court, Mile End

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## Convenient Living in a Tightly Held Pocket

Privately positioned in peaceful Barker Court, this charming three-bedroom home presents an outstanding opportunity to secure spacious, low-maintenance living in the heart of Mile End - all on its own Torrens Titled allotment.

Set across two generous levels, the home offers indoor and outdoor living zones, thoughtfully designed to suit both relaxed family living and effortless entertaining. Fresh updates throughout enhance the home's appeal, while abundant natural light creates a warm and welcoming atmosphere.

Downstairs, the open-plan dining and family area forms the heart of the home, seamlessly connecting to a spacious updated kitchen complete with gas cooktop, oven, dishwasher. The layout provides both functionality and flow - perfect for everyday living or hosting guests.

Upstairs, three well-proportioned bedrooms feature new carpets, offering comfort and contemporary style, with the Master featuring a two-way ensuite. Practical features further elevate the home, including a separate

**FOR SALE**  
Under Contract

### AGENTS

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### AGENCY

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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**

laundry with access to a downstairs WC, ample under-stair storage, ducted evaporative cooling.

Outdoors, a generous rear yard provides a rare inner-west bonus - featuring a grassed area for children or pets and a decked entertaining space ideal for weekend gatherings.

Positioned just moments from the Adelaide CBD, public transport, local cafés and quality schooling, this is a refined and convenient lifestyle opportunity in one of Mile End's most tightly held pockets featuring prized Adelaide High School and Adelaide Botanic High School zoning.

#### Key Features

- Torrens Titled allotment
- Three bedrooms
- Master bedroom with two-way ensuite
- Open-plan dining and family area
- Spacious kitchen with gas cooktop, oven, dishwasher
- Separate laundry with downstairs WC
- Excellent under-stair storage
- Ducted evaporative cooling
- Generous rear yard with lawn and decked entertaining area
- Adelaide High School and Adelaide Botanic High School zoning

An exceptional offering in a sought-after inner-west location - move in and enjoy.

#### Specifications

Title: Torrens Title

Land size: 237 sqm (approx)

Council: City of West Torrens

Council rates: \$1,333.95pa (approx)

ESL: \$143.00pa (approx)

SA Water & Sewer supply: \$184.08pq (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 Y9EHDM  
Property Type House  
Land Area 237 m2  
Including Air Conditioning  
Close to Schools  
Close to Shops  
Close to Transport  
Roller Door Access  
Window Treatments

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