



Mile End, 41 Cuming Street

A renovation game-changer that breaks every villa rule, beautifully...

Far from your average renovated single-fronted villa brought back from the brink, this one is set to be Mile End's hottest commodity under the city's envied glow; and thanks to its ultra chic reveal, it's got a glow all its own.

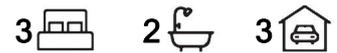
From the leadlight arrival to every glazed and louvered outlook, ambitious plans have come to eye-catching fruition, creating turnkey family-sized brilliance, pairing the best of its c1910 villa past with an open plan finale and gas plumbed BBQ kitchen beneath a dizzying 6m ceiling pitch.

The contrast of old and new is the success of this 3-bedroom, 2-bathroom custom redesign.

Its luminous new edge builds momentum from two leading double bedrooms with original



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.



For Sale
\$1,615,000

View
ljhooker.com.au/PRMHDM

Contact
Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Justin Peters
0423 341 797
justin@ljhooker.me

LJ Hooker Mile End | Woodville
(08) 8352 7111

fireplaces and decorative ceiling roses, followed by countless contemporary designer additions: a luxe new bathroom, master bedroom, powder room, custom 2-pac study, and a hallway chicane that changes everything.

But first, you'll feel the mood, breeze, and ambience of the new master suite the minute you step inside.

Serenity that stuns under the natural glow of a glazed feature garden against louvered panes, sleek wall-to-wall robes, and an ensuite embracing circular basins, stainless fixtures, and radiant skylight.

And where matte-finished floorboards end, polished concrete floors gleam and glide past the guest powder room and into the glazed and sunlit office given private carport access.

Then there's 10kW of solar, 3-phase power, a 3-phase Tesla wall charger, ducted reverse cycle air conditioning, and thoughtful high and low storage throughout including low-lying storage seating against the "Illusion" living room gas fire.

The stone-swathed curves of the IJF kitchen meet matchstick tiled splash backs, integrated appliances, and more custom cabinetry continuity in the form of an appliance hub, towering display shelves, and a versatile wine bar; peace of mind vision from the deep island bench to the BBQ zone and landscaped backyard is another welcome virtue.

For the longest lunches alfresco beneath those exquisite, whitewashed peaks, to the sunbathed living zone from which you'll spill, featuring more glass than wall space —this spectacular home is just the beginning...

All this, the best mile from town —the hippest city fringe that covets corner cafés, the Brickworks Marketplace, buses, trams, private colleges, zoning for Adelaide and Adelaide Botanic High Schools, plus a Henley Square or city pivot in a heartbeat.

Key features:

- Rewired, redesigned & extended Torrens titled villa on a 431m² allotment
- Indoor/outdoor flow to an inbuilt, gas-plumbed BBQ kitchen
- Commanding 6m open plan living ceiling peak
- New front verandah with bespoke tiling
- 3-phase power to home | 10kW solar
- Exposed aggregate concrete driveway
- Single carport | Off-street parking for 3 cars
- Living room 'Illusion' feature gas log fire
- 3-stage whole home water filtration
- Fisher & Paykel silent rangehood, induction cooktop, & integrated French door fridge/freezer
- Filtered hot, cold & sparkling water
- Provision for bar/wine fridge
- All high-end stainless-steel tapware
- 3-phase Tesla wall charger
- Ducted R/C A/C
- Feature bathroom skylights



LJ Hooker Mile End | Woodville
(08) 8352 7111

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.

- Landscaped & private backyard
And so much more...

Specifications

Title: Torrens Titled
Year built: c1910
Land size: 431sqm (approx)
Council: City of West Torrens
Council rates: \$1730.60pa (approx)
SA Water: \$204.68pq (approx)
ESL: \$178.50pa (approx)

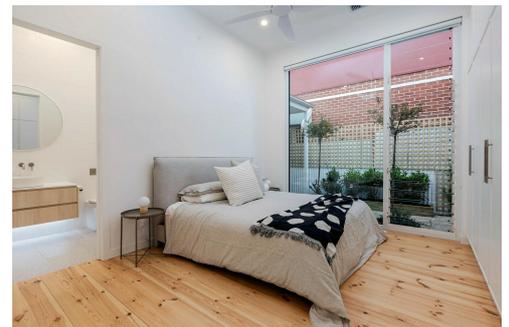
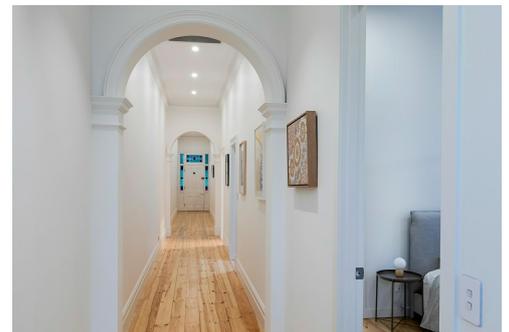
All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the 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 About this Property

Property ID	PRMHDM
Property Type	House
Land Area	431 m ²
Including	Ensuite Study Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Heating Window Treatments

Thanasi Mantopoulos 0421 188 498
Sales Executive | thanasi@ljhooker.me
Justin Peters 0423 341 797
Principal | justin@ljhooker.me

LJ Hooker Mile End | Woodville (08) 8352 7111
206A Henley Beach Road, TORRENSVILLE SA 5031
mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au



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**