



Mile End, 42 Roebuck Street

Sold by Julian Rullo & Luke Mitchell of LJ Hooker
Adelaide Metro



For Sale
Contact Agent

View
ljhooker.com.au/WPKFDG

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Auction Location: On Site

This original sandstone Villa circa 1913's positioned on an expansive 836sqm (approx.) block with a generous 18.29-metre frontage, offers timeless charm and incredible potential for the astute buyer. This property is perfect for investors, developers, renovators or anyone with the vision to transform a character filled home into something truly special.

From the moment you arrive, the character of this beautiful property is immediately apparent, with striking lead-light framing the front door and classic sandstone detailing that speaks to its heritage. Inside, the home opens to a wide hallway, setting the tone for the grand proportions that follow. Rich parquet flooring flows throughout, complementing the exquisite ceiling roses that add elegance and character to every room.



LJ Hooker Glynde
(08) 8336 3899

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.

Comprising two spacious bedrooms and a large formal dining room, the layout is versatile and functional. The dining area could easily be converted into a third bedroom, offering flexibility for growing families or those needing extra space. The solid timber kitchen is both practical and warm, complete with a breakfast bar and generous cupboard space, making it the perfect setting for casual meals or family gatherings. The bathroom is exceptionally well maintained, featuring floor-to-ceiling tiling that adds a touch of modern comfort while respecting the home's original integrity.

At the rear, the property continues to impress with a north-facing backyard that captures beautiful natural light throughout the day. A covered verandah provides a fantastic space for outdoor entertaining or simply relaxing while overlooking the expansive yard, which is dotted with a variety of fruit trees and offers ample room for children to play or for further extensions to the home (STPC). For those needing extra storage or workshop space, the drive-through access leads to a large shed-ideal for tradies, hobbyists, or anyone with additional vehicles or tools.

What you'll love;

- Sandstone Villa
- Circa 1913's
- Parquetry flooring
- Versatile floorplan
- Ceiling roses in all rooms
- High ceilings
- North facing rear yard
- Large shed

Whether you're looking to move in, rent out or develop further, this rare offering combines size, style, and opportunity in one of the area's most promising locations.

Purchasing this property as an investment? Talk with Kirsty Clark from our PM team and see why our Property Management department is #1 amongst all the LJ Hooker offices Worldwide.

** All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement (Form 1) will be available at the LJ Hooker St Peters office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.

RLA 61345 RLA 282965 RLA 231015



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More About this Property

Property ID	WPKFDG
Property Type	House
Land Area	836 m2
Including	Toilets (1)

Julian Rullo 0407846417

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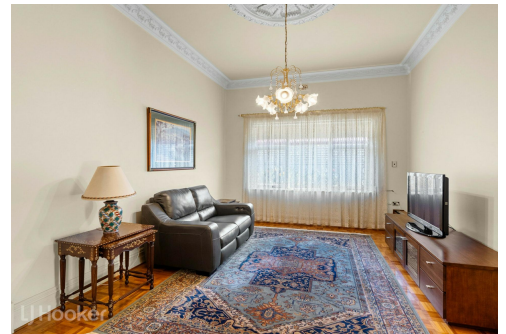
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