

43 Hughes Street, Mile End

Grand Return Verandah Villa — Character, Space & Lifestyle on a Prized Corner Allotment

Auction | Sunday 27th Sept @10am

Proudly commanding a prominent corner allotment of approximately 677 sqm, 43 Hughes Street, Mile End is a captivating circa 1910 return verandah villa where timeless character, generous family proportions and considered modern improvements come together beautifully.

From the street, the home makes an immediate statement. Its sweeping return verandah, classic facade and commanding corner presence set the tone, while inside, soaring ceilings, polished timber floorboards, decorative cornices, leadlight detailing, feature archways and ornate fireplaces celebrate the craftsmanship of its era.

Designed with family living in mind, the generous floorplan offers four beautifully proportioned bedrooms, all with built-in robes. The main bedroom enjoys a newly completed private ensuite featuring quality Reece fixtures and fittings, while a central family bathroom and separate WC comfortably service the remainder of the home.

4 2 3

AUCTION

Sun 27th Sep @ 10:00AM

VIEW

Wed 23rd Sep @ 5:30PM - 6:00PM

AGENTS

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.



At the heart of the residence, the well-appointed kitchen offers extensive cabinetry, generous preparation space, a large island bench, gas cooking, dishwasher and walk-in pantry. An adjoining dining room creates an inviting setting for family meals and entertaining.

The scale continues through multiple living zones. A substantial family room with a fireplace provides an elegant place to gather and unwind, while the additional sunroom offers flexibility as a home office, children's retreat or quiet sitting area.

The home's period character is complemented by recent improvements including new oil-based polished floorboards, ceilings and cornices, lighting and downlights, heritage-style power points and switches.

Year-round comfort is enhanced by a new Samsung 22kW ducted air-conditioning system, complemented by a Daikin split-system to the kitchen. Security includes Hikvision ColorVu cameras and a Hikvision smart intercom, both with convenient app connectivity.

Outside, the expansive covered rear verandah creates a superb extension of the living space for alfresco dining, barbecues and year-round entertaining. Beyond, the secure rear yard provides valuable space for children, pets and family enjoyment.

A substantial detached shed provides excellent workshop or storage space, while the corner position is complemented by a generous driveway and extensive off-street parking.

Perfectly positioned in sought-after Mile End, the home places the Adelaide CBD within easy reach while enjoying convenient access to cafés, shopping, parks and public transport. Adelaide's western beaches are also readily accessible, while families will appreciate zoning for Adelaide High School and Adelaide Botanic High School.

Rich in character, generous in scale and thoughtfully enhanced for contemporary family life, 43 Hughes Street offers the space to live, entertain and grow—all from an impressive 677 sqm corner allotment in one of Mile End's most desirable pockets.

Key Features

- Captivating circa 1910 return verandah villa
- Prominent approximately 677 sqm corner allotment
- Four generous bedrooms, all with built-in robes
- Main bedroom with newly completed ensuite and quality Reece fixtures
- Central family bathroom plus separate WC
- Leadlight, feature archways, decorative cornices and ornate fireplaces
- Family room with feature fireplace
- Separate dining room plus versatile sunroom/home office
- Kitchen with island bench, gas cooking, dishwasher and walk-in pantry
- New oil-based polished floorboards, ceilings and cornices
- New lighting, downlights and heritage-style power points and switches
- New Samsung 22kW ducted air conditioning plus Daikin split-system to kitchen
- Hikvision ColorVu security cameras and smart intercom with app connectivity
- Expansive covered rear verandah for year-round entertaining
- Secure rear yard with space for children and pets
- Substantial detached shed and extensive off-street parking

- Zoned for Adelaide High School and Adelaide Botanic High School
- Sought-after Mile End location, minutes from the CBD and western beaches

Specifications

Title: Torrens Title

Year built: c.1910

Land size: 677 sqm (approx.)

Council: City of West Torrens

Council rates: \$2,082.30 pa (approx.)

ESL: \$83.90 pa (approx.)

SA Water & Sewer supply: \$262.19 pq (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	YQRHDM
Property Type	House
Land Area	677 m2
Including	Ensuite
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

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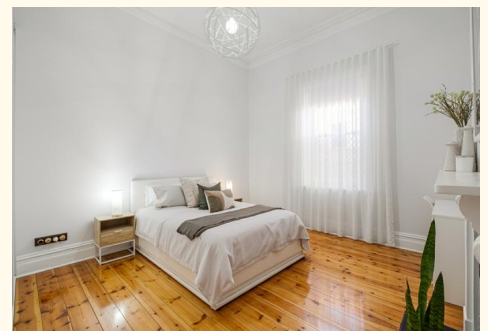
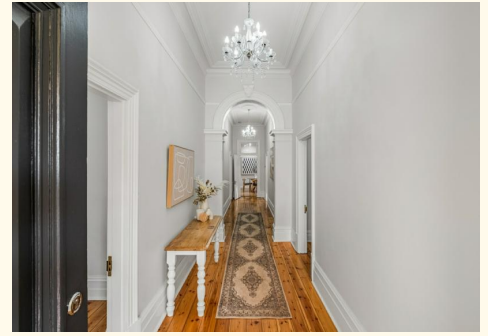
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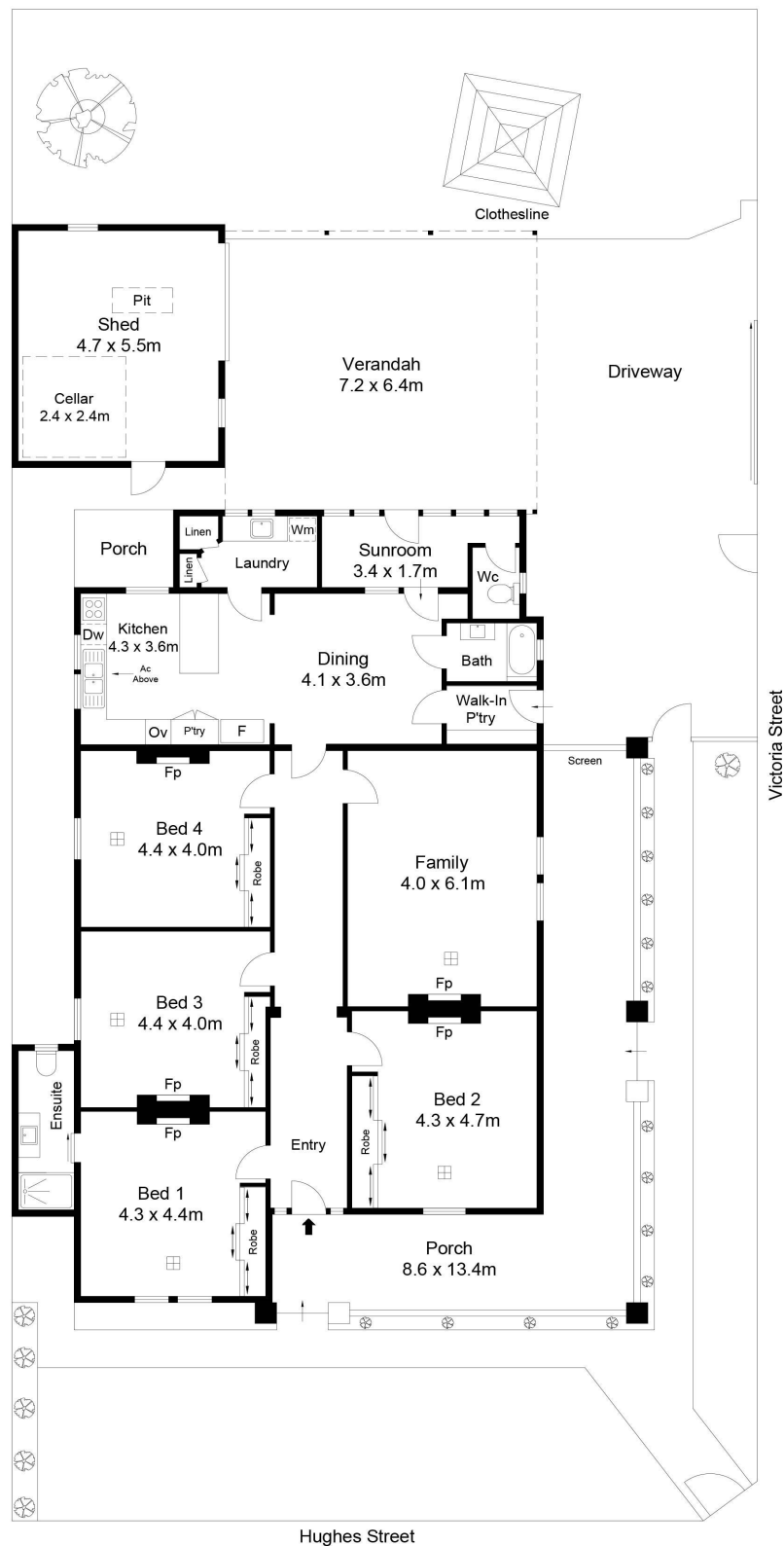
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Living	184.2m ²
Verandah	46.1m ²
Porch	47.8m ²
Cellar	5.8m ²
Shed	25.6m ²
Total	309.5m ²

 **LJ Hooker**

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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