

Mile End, 47 Kintore Lane

Modern, Low Maintenance Home - Moments from the CBD

Nestled in a peaceful laneway, this beautifully maintained home offers an ideal location on the edge of the city, providing convenient access to shops and public transport. Perfect for first-time buyers, investors, or anyone looking to upsize or downsize-this property is a must-see.

At the front of the home, the master bedroom welcomes you with cosy carpets, a generous walk-in wardrobe, and a private ensuite. The second bedroom is conveniently situated near the kitchen, while the third bedroom, main bathroom, and laundry are tucked away along the rear hallway.

The kitchen boasts ample storage, generous bench space and a gas cooktop. The open-plan meals and living area offers a perfect setting for gatherings or just quality time with the family.



For Sale
\$910,000

View
ljhooker.com.au/X6GHDM

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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.

The main bathroom includes a bathtub, under-bench storage, and a separate WC. The spacious laundry also provides outdoor access.

French doors lead to the rear courtyard, an ideal spot for entertaining, with low-maintenance gardens for easy care. Off-street parking includes a secure lock-up garage and additional driveway space.

This location offers easy access to amenities and only a quick 10 minute drive into the CBD and easy access to public transport. You'll be within walking distance from Henley Beach Road's bustling restaurants and cafes. The Brickworks Marketplace is a stone's throw away for weekly grocery shopping or essential services. Positioned within the Adelaide High and Adelaide Botanic High School catchment area.

Key Features

- Three bedrooms, master with a walk in wardrobe and ensuite
- Kitchen boasts ample bench and storage space and a gas cooktop
- Open plan living and meals area
- Rear hallway with 3rd bedroom, main bathroom and laundry
- Main bathroom with a bathtub, storage and a separate WC
- Laundry with direct outdoor access
- Private courtyard with easy care gardens
- Secure lock up garage and driveway parking available
- Ducted reverse cycle air conditioning
- Zoned for Adelaide High and Adelaide Botanic High Schools

Specifications

Title: Community Title

Year built: 2008

Land size: 270sqm (approx)

Council: City of West Torrens

Council rates: \$1,627.25pa (approx)

ESL: \$168.70pa (approx)

SA Water & Sewer supply: \$206.11pq (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



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More About this Property

Property ID	X6GHDM
Property Type	House
Land Area	270 m ²
Including	Ensuite Air Conditioning Close to Schools Close to Shops Close to Transport Roller Door Access Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

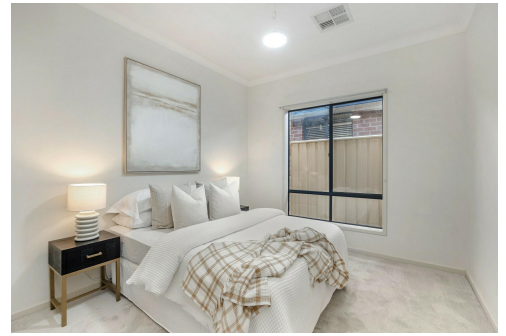
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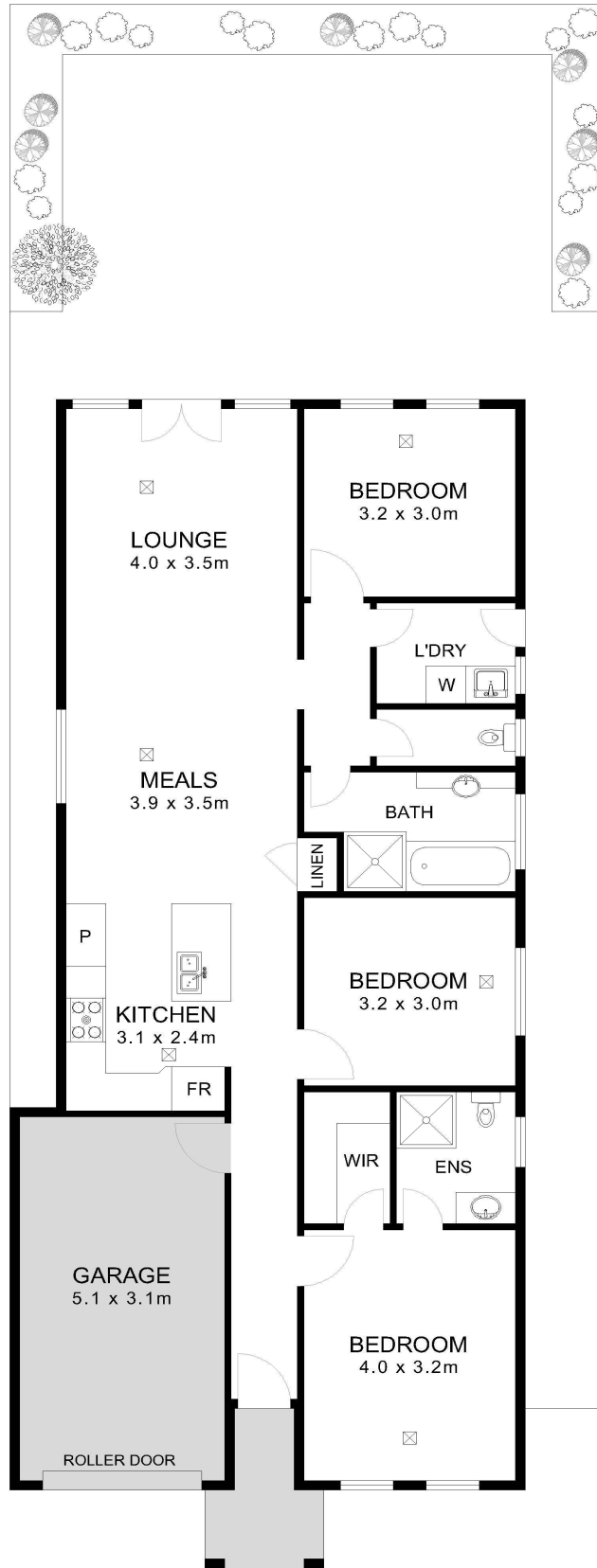
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Approx Gross
 Living = 100m²
 Garage = 18m²
 Porch = 3m²
 Total = 121m²

47 Kintore Ln Mile End

For illustrative purposes only. All measurements are approximate.
 Andrew Waters Photography



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