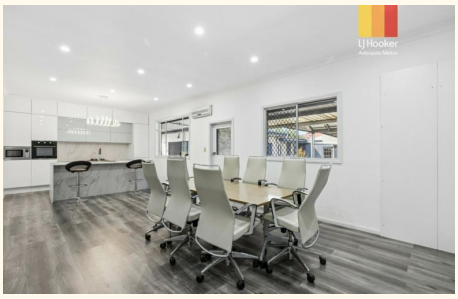

47 Lurline Street, Mile End

Live In, Invest & Enjoy the Flexibility.

A unique opportunity to secure a substantial property offering comfortable living, flexible accommodation and potential investment appeal in the highly sought after suburb of Mile End.

Set on a generous allotment of approximately 836sqm, this versatile property presents an appealing opportunity for owner occupiers and investors alike. Live comfortably in the main residence while exploring the potential to generate rental income from the additional rear accommodation, subject to the relevant approvals.

The Main Residence
The main house features three bedrooms, one bathroom, two toilets and two kitchens, offering practical living spaces and flexibility for a range of household needs. Laminate flooring throughout, ducted reverse cycle air conditioning and split system air conditioning in the living areas add to the homes comfort and convenience.

Additional Rear Accommodation
At the rear, the property features four separate rooms, each with its own bathroom, together with an additional shared kitchen. This additional accommodation offers flexibility for extended family living or

7 5 4

FOR SALE
$1,250,000 - $1,300,000

VIEW
Sat 31st Oct @ 12:00PM - 12:30PM

AGENTS
Lisa Xu
0432 235 818
lisa.xu@ljhadelaidemetro.com.au

AGENCY
LJ Hooker St Peters
(08) 8362 8008

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.

potential rental use, subject to applicable approvals.

A Convenient City Fringe Location
Positioned approximately 3km from the Adelaide CBD and just over 6km from Henley Beach, the property offers an appealing balance of city convenience and coastal lifestyle.
The popular Henley Beach Road shopping precinct, cafes, restaurants and everyday amenities are all just moments away, making this a convenient location for residents and tenants alike.

Key Features
- Generous 836sqm allotment (approx.)
- Main residence with 3 bedrooms, 1 bathroom, 2 toilets and 2 kitchens
- Four separate rear rooms, each with its own bathroom
- Additional shared kitchen serving the rear accommodation
- Potential to live in the main house while exploring rental income from the rear accommodation, subject to approvals
- Laminate flooring throughout
- Ducted reverse cycle air conditioning
- Split system air conditioning in living areas
- Approx. 18.28m frontage x 45.72m depth
- Torrens Title
- Established Neighbourhood zoning

Property Specifications
- Land Size: 836sqm (approx.)
- Title: Torrens Title
- Zoning: Established Neighbourhood
- Year Built: Circa 1930
- Council: City of West Torrens

An Opportunity to Combine Lifestyle & Investment
Whether you're looking to secure a home for yourself while exploring potential rental income, accommodate extended family or invest in a versatile property in a convenient location, this Mile End offering deserves your attention.

For investors, speak with Kirsty Clark from our Property Management team to discuss your property management needs.

Contact us today to arrange your inspection and discover the possibilities.

- * 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.

RLA 61345 RLA 282965 RLA 231015

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MORE DETAILS

Property ID	2EPXFDZ
Property Type	House
Land Area	836 m2
Including	Toilets (6)

Lisa Xu 0432 235 818
Sales Consultant | lisa.xu@ljhadelaidemetro.com.au

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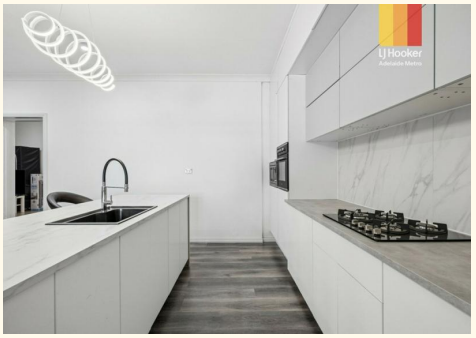

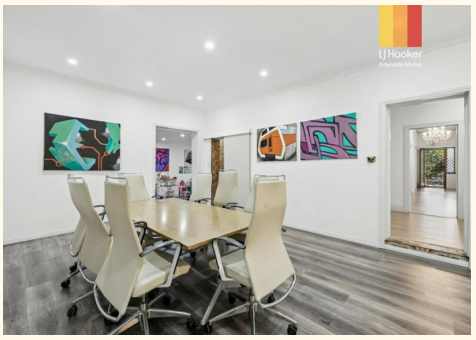

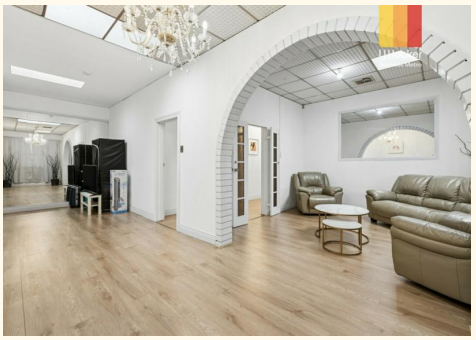

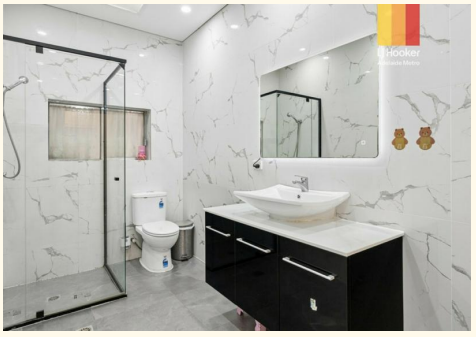

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FLOOR PLAN

PLANS AND LAYOUTS ARE NOT TO SCALE; DIMENSIONS ARE INDICATIVE ONLY. DETACHED STRUCTURES MAY NOT BE IN POSITION. INTERESTED PARTIES SHOULD MAKE AND RELY ON THEIR OWN ENQUIRIES.

Matterport

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LJ Hooker