




50 Hughes Street, Mile End

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Timeless c1910 Cottage with Modern Comforts in Prime Mile End Location

Positioned in the tightly held suburb of Mile End on the edge of the Adelaide CBD, this beautifully renovated c.1910 workers cottage blends timeless character with modern convenience in one of Adelaide's most desirable inner-west locations. Retaining its original warmth and craftsmanship, the home has been thoughtfully updated to deliver comfortable, contemporary living.

Inside, solid timber floorboards flow through the main living zones, complemented by high ceilings, modern lighting, and soft carpeted bedrooms that enhance the home's inviting feel. A formal lounge sits at the front of the home, offering a cosy retreat, while the rear of the property opens into a spacious family and meals area complete with split system air conditioning for year-round comfort.

At the heart of the home, the modernised kitchen has been stylishly updated and features an electric/induction cooktop, dishwasher, ample bench space, and excellent cupboard storage, perfectly designed for everyday living and entertaining.

FOR SALE
\$950K - \$1.035M

VIEW
By Appointment

AGENTS
Thanasi Mantopoulos
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AGENCY
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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**

Accommodation includes three well-proportioned bedrooms, each offering a comfortable and private space to unwind. The renovated central bathroom features a bathtub and frameless shower screen, while a functional laundry with additional storage adds everyday practicality. A versatile sunroom further enhances the layout, ideal as a study, reading nook, or relaxed retreat space.

Outdoors, a covered pergola creates an inviting setting for entertaining, overlooking tidy, low-maintenance gardens. A garden shed provides valuable additional storage, while off-street parking adds further convenience.

Set in an unbeatable lifestyle location, this home places you at the heart of Adelaide's thriving city-fringe precinct. You're within walking distance to local favourites including Loveon Café, The Organic Market & Café, and Mile End Hotel, with excellent public transport along Henley Beach Road providing effortless access to the CBD and surrounding suburbs. Just minutes away is the world-class biomedical and health precinct, including the Royal Adelaide Hospital and the new Women's and Children's Hospital, reinforcing the area's strong long-term growth and employment appeal.

The CBD itself is only moments away, making daily commuting incredibly convenient, while a vibrant selection of cafés, restaurants, and bars are all close at hand, delivering an exceptional inner-west lifestyle.

Families will appreciate zoning for both Adelaide High School and Adelaide Botanic High School, adding further appeal to this exceptional city-fringe opportunity.

Key Features:

- Beautifully renovated c.1910 workers cottage
- Formal lounge at the front of the home
- Spacious rear family and meals area with split system AC
- Modern kitchen with electric/induction cooktop, dishwasher & ample storage
- Three well-sized bedrooms with carpeted flooring
- Renovated central bathroom with bathtub and frameless shower screen
- Functional laundry with additional storage
- Versatile sunroom ideal as study, retreat or reading space
- Solid timber floorboards and high ceilings throughout living areas
- Covered pergola entertaining area
- Low-maintenance gardens and garden shed
- Off-street parking
- Prime inner-west location close to CBD and transport
- Zoned for Adelaide High School & Adelaide Botanic High School

Specifications

Year built: c1910

Land size: 290sqm (approx)

Council: City of West Torrens

Council rates: \$1,546.60pa (approx)

ESL: \$157.80pa (approx)

SA Water & Sewer supply: TBC

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	YFGHDM
Property Type	House
Land Area	290 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

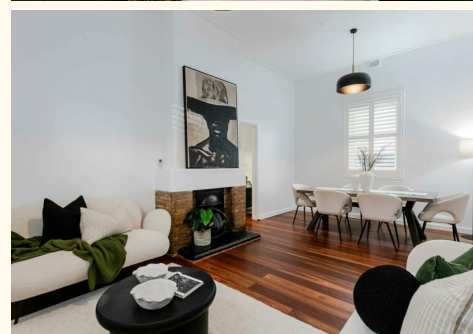
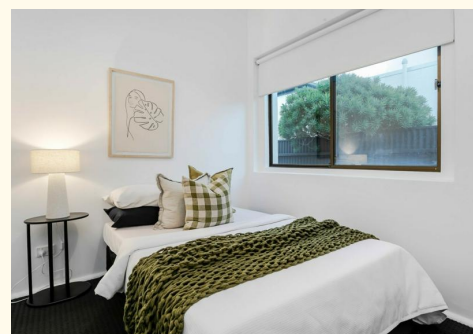
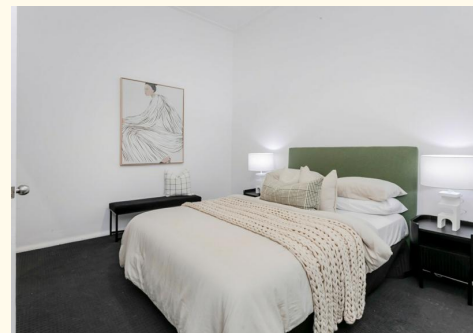
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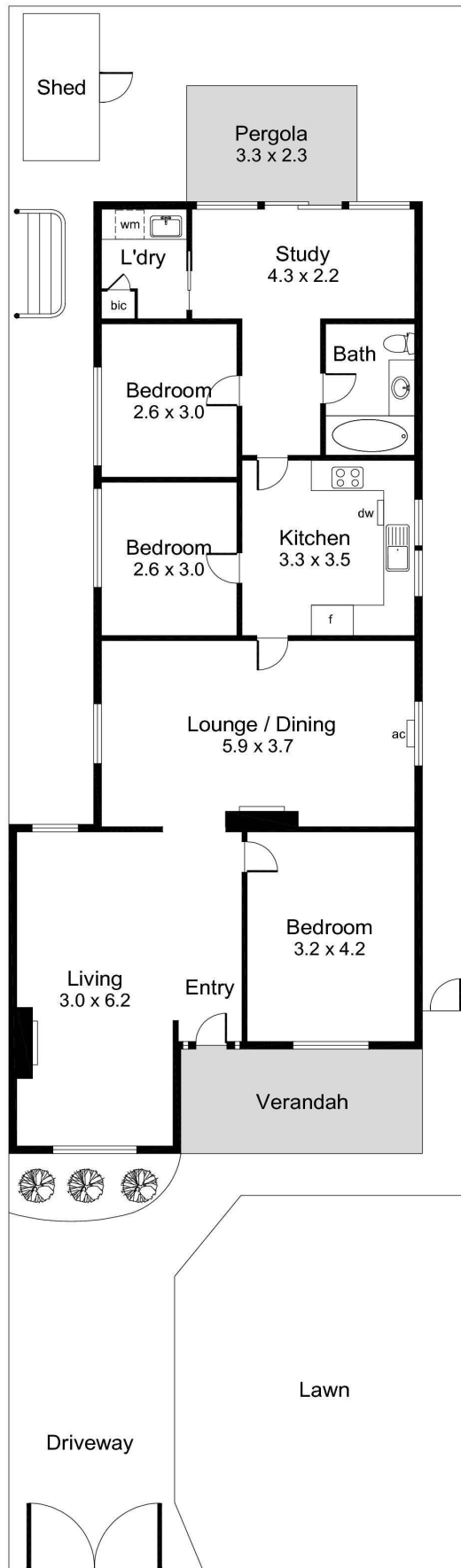
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LJ Hooker Mile End | Woodville (08) 8352 7111

206A Henley Beach Road, TORRENSVILLE SA 5031

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Area (Estimate only)	
Living	113.3 m ²
Verandah	9.7 m ²
Pergola	7.6 m ²
Total	130.6 m²

For illustrative purposes only.
All measurements are approximate

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