



51 Ebor Avenue, Mile End




## City-Fringe Gem —Spacious Two-Storey Home with Modern Appeal

Best Offers By Tuesday 2nd December @ 3pm

Perfectly positioned on the city's doorstep, this stylish two-storey home is an ideal choice for first home buyers, downsizers, or investors seeking quality, convenience, and low-maintenance living in a highly desirable location.

A welcoming entry foyer and elegant plantation shutters set the tone from the moment you step inside. The ground floor features a bright, open-plan living and meals area that connects effortlessly to the modern kitchen, complete with a gas cooktop, excellent bench and cupboard space, and a breakfast bar ideal for casual dining and entertaining.

The large laundry provides outstanding storage and bench space, along with a convenient guest WC. A versatile downstairs bedroom—perfect for visiting guests or use as a home office—comes equipped with its own split-system air conditioner for year-round comfort.

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**FOR SALE**  
\$935,000

### AGENTS

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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**

Upstairs, two generous bedrooms each include walk-in wardrobes and soft carpet underfoot. The central bathroom features dual access and a full bathtub, offering privacy and practicality for both rooms.

Outside, the private courtyard offers a quiet place to relax or entertain, with an undercover area designed for year-round enjoyment. Secure garaging and additional driveway parking complete this easy-care package.

Set in one of Mile End's most sought-after pockets, you'll enjoy unbeatable access to the CBD, local cafés, shopping, restaurants, parks, playgrounds, and the beach just a short drive away. Zoned for Adelaide High School and Adelaide Botanic High School, it's a smart choice for families seeking premium schooling options.

### Key Features

- Light-filled open-plan living and meals area with split-system air conditioning
- Modern kitchen with quality appliances, great storage, ample bench space, and breakfast bar
- Large laundry with excellent storage plus a guest WC
- Versatile downstairs bedroom or home office with split-system air conditioning
- Two generous upstairs bedrooms, both with walk-in wardrobes
- Central bathroom with bathtub and dual access from hallway and bedroom
- Private undercover entertaining area and low-maintenance courtyard
- Secure carport with roller door plus driveway parking
- Fully fenced property offering privacy and security
- Plantation shutters and floating floorboards downstairs; cosy carpet to staircase and bedrooms
- Zoned for Adelaide High School and Adelaide Botanic High School

### Specifications

Title: Torrens Title

Year built: c1992

Land size: 190sqm (approx)

Council: City of West Torrens

Council rates: \$1,585.25pa (approx)

ESL: \$160.50pa (approx)

SA Water & Sewer supply: \$203.25pq (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	Y2BHDM
Property Type	House
Land Area	190 m2
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

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