



## Mile End, 53 Lurline Street

Classic Villa on 836sqm\* Potential Plus Allotment

Auction | Saturday 15th March @ 9:30am

This much loved family home is ready for its new adventure. Either move in and enjoy the suburb perks or renovate to create your ideal home.

The home boasts two good sized bedrooms at the front of the home, one with built-in cabinets. A central lounge features a split system air conditioner and large windows that fill the room with natural light. A formal dining room adjacent to the lounge creates an option for a 3rd bedroom.

The kitchen positioned at the back of the home is equipped with ample bench and cupboard space and a dishwasher, while a meals area adjacent creates the perfect casual dining area for friends and family. The family bathroom adjacent to the meals area includes a separate bathtub.



**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.



**For Sale**  
\$1,204,000

**View**  
[ljhooker.com.au/XE6HDM](http://ljhooker.com.au/XE6HDM)

**Contact**  
**Thanasi Mantopoulos**  
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**Justin Peters**  
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**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

Outside, the laundry is detached from the main house, and is ripe for renovation, plus an additional storage room. An undercover entertaining area overlooks the gardens which have plenty of space to transform to suit your needs. A garage offers secure off-street parking along with the driveway behind locked gates.

Under 15 minutes to the CBD, of hop on convenient public transport running along Henley Beach Road. Walking distance to Torrensville Plaza, which features a Drakes Foodland, chemist, post office and much more. Explore the multicultural cuisines along Henley Beach Road, or head to the coast to enjoy beachside cafes and restaurants at Henley Square or Grange. Excellent schooling options in the area including Cowandilla Primary and Adelaide High and Adelaide Botanic High Schools.

#### Key Features

- Three good sized bedrooms, or two and a formal dining room
- Central lounge with a split system AC
- Kitchen boasts ample bench and cupboard space, plus a dishwasher
- Casual meals area adjacent to the kitchen
- Bathroom at the back of the home includes a bathtub
- Laundry detached from the main residence
- Undercover entertaining area
- Sprawling gardens with established fruit trees
- Secure lock up garage and driveway parking

#### Specifications

Title: Torrens Titled

Year built: c1910

Land size: 836 sqm (approx)

Site dimensions: 18.28 x 45.72 (approx)

Council: City of West Torrens

Council rates: \$2,133.30pa (approx)

ESL: \$134.25pa (approx)

SA Water & Sewer supply: \$245.76pq (approx)

\*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

<b>Property ID</b>	XE6HDM
<b>Property Type</b>	House
<b>Land Area</b>	836 m2
<b>Including</b>	Close to Schools Close to Shops Close to Transport

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

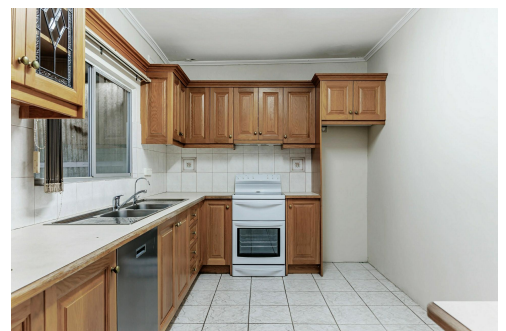
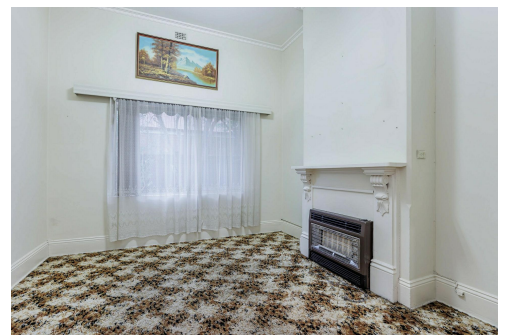
**Justin Peters 0423 341 797**

Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

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Approx Gross  
 Living = 118m<sup>2</sup>  
 Garage = 35m<sup>2</sup>  
 Verandah = 17m<sup>2</sup>  
 Porch = 19m<sup>2</sup>  
 Total = 189m<sup>2</sup>

## 53 Lurline Street Mile End

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