

## Mile End, 54 Roebuck Street

Endearing Sandstone Fronted Return Verandah Villa on Commanding 836 sqm Allotment

Offered for the first time in over 50 years, this much-loved Return Verandah Villa is ready to pass the torch to a new generation. Whether you're dreaming of moving straight in, investing wisely, or restoring and updating with your own creative vision, this charming home is full of endless possibilities.

Step inside and immediately feel the warmth and character that only a home of this era can offer. Soaring high ceilings, elegant archways, and sunlit rooms create an inviting sense of space throughout. The flexible floorplan features three well-proportioned bedrooms and a light-filled lounge at the front - perfect for cosy nights in or relaxing with family.

At the heart of the home, the generous eat-in kitchen provides the ideal space for gathering over family meals. With plenty of bench and cupboard space, it's practical and welcoming. The adjoining laundry offers extra storage and easy access to the family



**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.

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**For Sale**  
Sold at Auction

**View**  
By Appointment

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**LJ Hooker Mile End | Woodville**  
**(08) 8352 7111**

bathroom, separate WC, and a well-kept cellar for wine lovers or extra storage.

Outside, you'll find beautifully maintained gardens with room to grow, play, or create your own outdoor oasis. The rear verandah is perfectly positioned for year-round entertaining, while the long drive-through carport leads to a spacious garage complete with a handy service pit - ideal for car enthusiasts, tradies, or anyone needing extra storage and secure off-street parking.

Located in one of Mile End's most desirable pockets, you'll love the convenience of this tightly held suburb. Enjoy being just minutes from the CBD, with popular local cafés, shops and eateries along Henley Beach Road all within walking distance. Spend weekends exploring nearby parks and playgrounds, or take a short drive to the beach for a day by the sea. Families will also appreciate being zoned for both Adelaide High School and Adelaide Botanic High School.

#### Key Features

- Three spacious bedrooms
- Generous eat-in kitchen with ample storage and air conditioning
- Large laundry with extra storage space
- High ceilings and timeless character features throughout
- Rear verandah perfect for outdoor entertaining
- Well-kept cellar for wine storage or extra space
- Long drive-through carport leading to large garage with service pit
- Established gardens with room to grow

#### Specifications

Title: Torrens Titled

Year built: c1913

Land size: 836sqm (approx)

Council: City of West Torrens

Council rates: TBC

ESL: TBC

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



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## More About this Property

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

**Thanasi Mantopoulos 0421 188 498**

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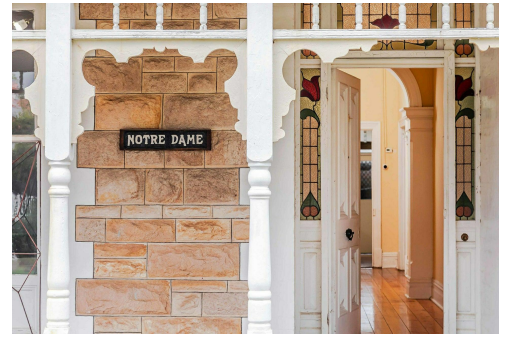
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