

Mile End, 62 Darebin Street

Symmetrical Sandstone Fronted Villa in Prized School Zone

This charming symmetrical villa offers commanding street appeal with prized Adelaide High and Adelaide Botanic High school zoning. Framed by stained glass windows, the entry welcomes you into a home brimming with character and charm. High ceilings and polished floorboards set a warm tone, leading to a serene backyard garden oasis-an inviting escape in the heart of suburbia, offering something special for everyone.

The two front bedrooms feature high ceilings and charming fireplaces, with one offering the added comfort of a split-system air conditioner. A third bedroom is conveniently located just off the kitchen.

The spacious eat-in kitchen exudes a rustic farmhouse charm with wooden benchtops, open shelving, and a freestanding gas cooktop-perfect for gathering with family and friends.



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.

3 1 4

For Sale
\$1,240,000

View
ljhooker.com.au/X51HDM

Contact
Thanasi Mantopoulos
0421 188 498
thanasi@ljhooker.me

Justin Peters
0423 341 797
justin@ljhooker.me

LJ Hooker Mile End | Woodville
(08) 8352 7111

At the back of the home, the spacious lounge room provides an inviting space for entertaining or relaxing with loved ones. It includes a cosy combustion fireplace and split-system AC, ensuring year-round comfort. The bathroom, located off the laundry, showcases a freestanding bathtub for a touch of luxury.

Outside, the garden serves as a private oasis within the suburbs. You can continue cultivating the existing garden beds or personalise the space to suit your vision. The verandah, overlooking these serene gardens, is ideal for entertaining, and ample off-street parking is available with a drive-through carport and a garage.

Nestled in a desirable area of Mile End, this home places you within walking distance of the vibrant cafes and restaurants along Henley Beach Road. Alternatively, enjoy easy access to nearby public transport for a quick trip into the city, where you can explore a variety of multicultural dining options and entertainment.

Key Features:

- Three bedrooms with charming fireplaces, one equipped with a split system AC
- Eat in kitchen with wooden benches and open shelving, plus a gas cooktop
- Spacious lounge room at the back of the home with combustion fireplace and AC
- Laundry and bathroom just off the family room, features a freestanding bathtub
- Undercover verandah, ideal for entertaining and overlooking the gardens
- Mature fruit trees and gardens beds among other beautiful plants within the gardens
- Ample off-street parking including a drive-through carport and garage
- Solar system
- Located within excellent school zones including Adelaide High and Adelaide Botanic High Schools

Specifications

Title: Torrens Titled

Year built: c1913

Land size: 780 sqm (approx)

Site dimensions: 18.29m x 42.67m (approx)

Council: City of West Torrens

Council rates: \$2,182.95pa (approx)

ESL: \$209.25pa (approx)

SA Water & Sewer supply: \$249.65pq (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



LJ Hooker Mile End | Woodville
(08) 8352 7111

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.

More About this Property

Property ID	X51HDM
Property Type	House
Land Area	780 m ²
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

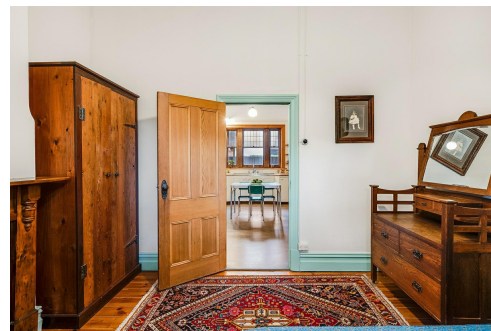
Justin Peters 0423 341 797

Principal | justin@ljhooker.me

LJ Hooker Mile End | Woodville (08) 8352 7111

206A Henley Beach Road, TORRENSVILLE SA 5031

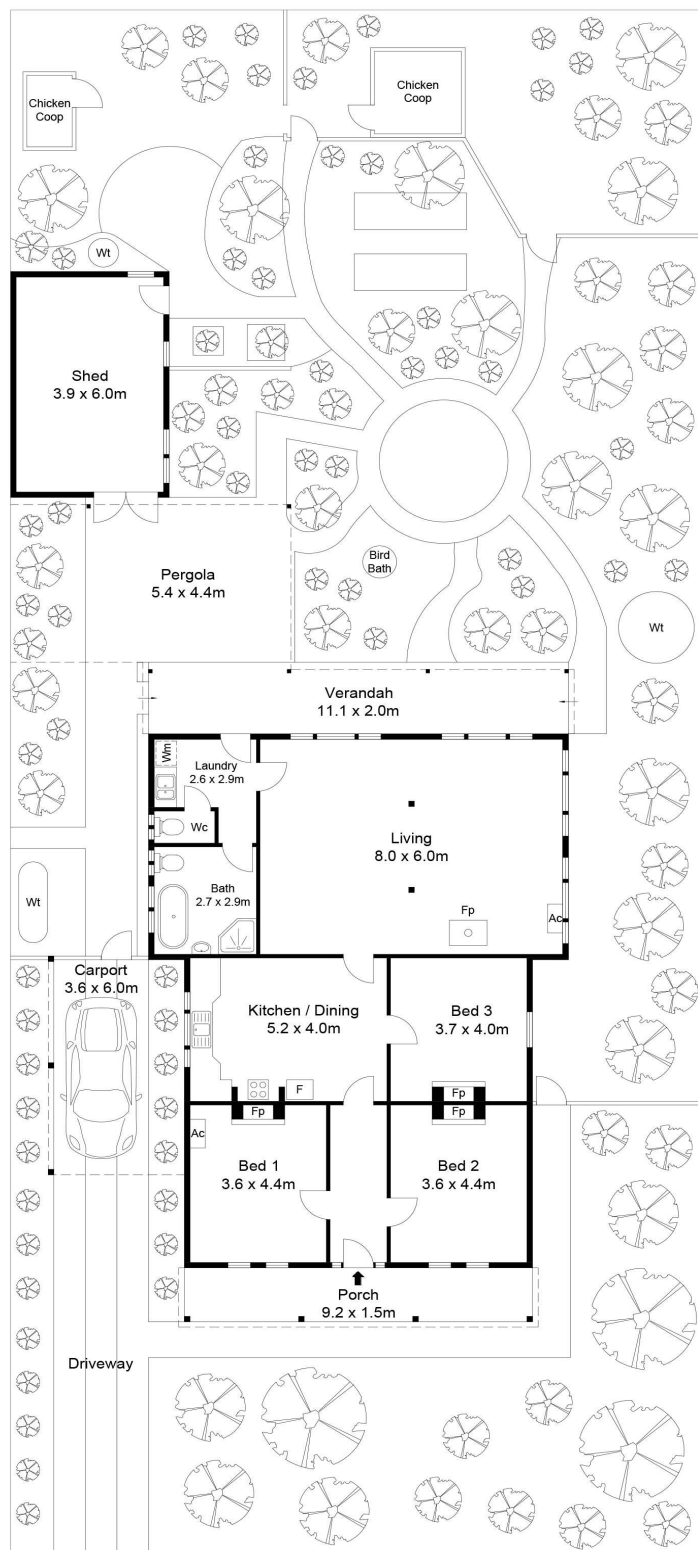
mileendwoodville.ljhooker.com.au | admin@ljhookermileend.com.au



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.

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



Living	141.3m²
Pergola	23.8m²
Verandah	22.2m²
Porch	13.8m²
Carport	21.6m²
Shed	23.4m²
Total	246.1m²

Darebin Street



Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



LJ Hooker Mile End | Woodville
(08) 8352 7111

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.