



Mile End, 63 Cuming Street

A villa revival of the highest calibre, with a city fringe & poolside lifestyle to match

Beyond the pickets and automated driveway gates, is an exquisite c1910 villa evolution deserving none other than one of Mile End's most tightly held and coveted character streets.

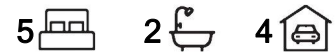
Extended in 2010 to the highest of standards and meticulously fine-tuned ever since, its vintage-modern aesthetic, versatile up to 5-bedroom floor plan and acute attention to detail sends a clear message to the family buyer...

There are absolutely no shortcuts to quality here.

Every considered component —from the double brick open plan addition and sympathetic brickwork, new roof structure, bullnose return verandah, new sash windows, and hand-laid tessellated floor tiles to both bathrooms and laundry, right down to the concrete slab



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
\$2,090,000

View
ljhooker.com.au/W7ZHDM

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beneath solid Australian beech timber floors —tell the story.

We invite you to find any home of this quality or flawless design continuity.

100% wool carpets, high-end window treatments, durable HI-MACS composite kitchen benchtops, and refreshed joinery colour-matched to maintain uniformity are some of its recent highlights.

Up to 5 bedrooms —including optional study or 2nd lounge options —evoke sophistication, the leading master showcasing a walk-in robe and timeless ensuite, bedrooms 2 and 3 offer tall custom robes, the 4th led via double leadlight entry doors - while bedroom 5 offers the ultimate bed/lounge/study options.

With sunlit sight lines to the sparkling pool through dining zone stacker glass doors, the chic kitchen hosts a semi-integrated dishwasher, induction cooktop, and pyrolytic oven - all high-end stainless Miele - plus an Insinkerator, the cook's next best asset.

Yet it's what's above that confirms the home's innate flexibility.

The never-ending mezzanine warrants a king bed and a modular lounge, offering split system air conditioning for convenience, remote Velux skylight blinds, and a sound-softening extra floor layer should you adopt it as a home theatre to enjoy the BOSE sound system.

All this, the best mile from town —the hippest city fringe that covets corner cafés, the Brickworks Marketplace, buses, trams, private colleges, zoning for Adelaide and Adelaide Botanic High Schools, plus a Henley Square or city pivot in a heartbeat.

Come see Cuming Street for yourself.

Key features:

- C1910 Sandstone Fronted Villa
- Up to 5 bedrooms
- Master with WIR & ensuite
- Mezzanine retreat with BOSE surround sound & Velux skylights
- Optional Study
- 2 timeless bathrooms with tessellated floors & new stone vanities
- Customized laundry with HI-MACS benchtops & a 3rd WC for pool users
- 3.5m* ceilings to front of home | 3m* to rear addition
- Entertainers alfresco
- Fully tiled & salt-chlorinated pool
- Travertine feature wall to pool
- Solid Australian Beech timber floors
- Main bathroom with spa bath
- 100% NZ wool carpets
- Return bullnose verandah entertaining with fans, coach lights & perimeter privacy blinds
- Upgraded sash windows & leadlight continuity
- Roof conversion
- Reworked solid plaster to original walls



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- Additional concrete slab to original house area
- Hi-capacity Ducted R/C A/C unit and separate split system A/C
- Gated 3-car carport
- Remote Alarm security
- Automated irrigation front and rear

Specifications

Title: Torrens Titled

Year built: c1910

Land size: 771sqm (approx)

Council: City of West Torrens

Council rates: \$2,137.85pa (approx)

SA Water: \$235.38pq (approx)

ESL: \$208.75pa (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 About this Property

Property ID	W7ZHDM
Property Type	House
Land Area	771 m ²
Including	Ensuite Built-in-Robes Close to Schools Close to Shops Close to Transport Security System Window Treatments

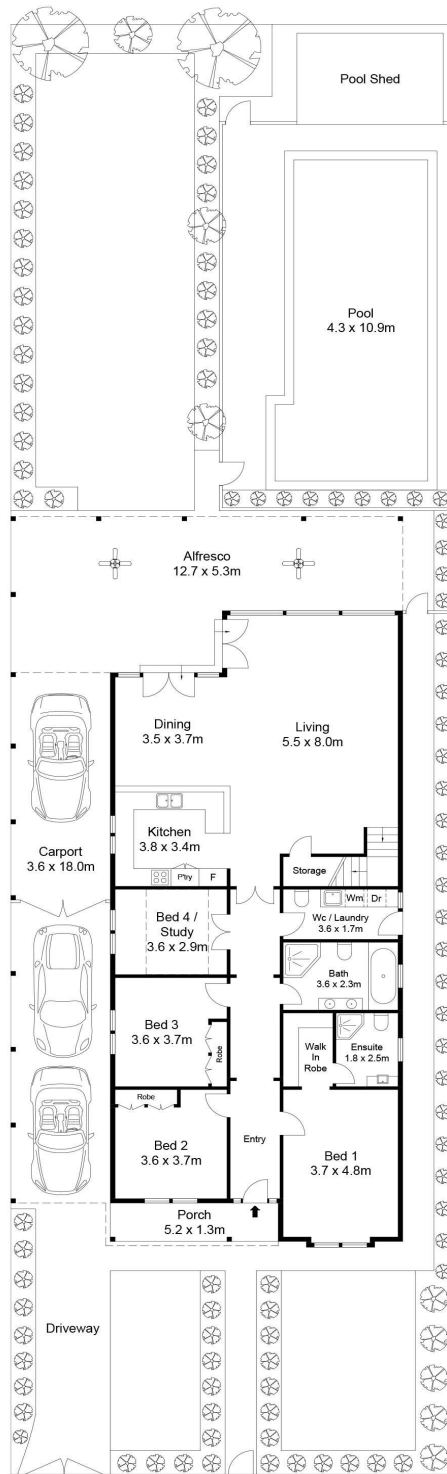
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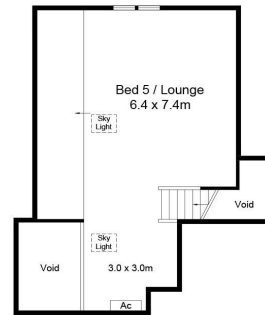


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Ground Floor



First Floor



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.



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