

Mile End, 64 Bagot Avenue

Opulent Character Home with Historic Charm

Contact Thanasi Mantopoulos on 0421 188 498 for private inspections

This opulent sandstone fronted home demonstrates scale & style with indoor/outdoor sway on the city's doorstep. Cherished by the same family for over 20 years on an immaculate, established, and productive 629 sqm* parcel, it holds a legacy all its own.

Boasting four good sized bedrooms, or three and a home office. The master bedroom features a walk-in wardrobe, a ceiling fan and ensuite, while the remaining two at the front of the home are also fitted ceiling fans and built-in wardrobes. The central living room has a character fireplace, while the main bathroom boasts a breathtaking free-standing bathtub centre piece, generous shower and a large vanity with granite top. An additional WC is located just off the laundry and mudroom/utility room.

The extension holds true to the home's opulent character, offering a spacious open plan

4 2 5

For Sale
Contact Agent

View
By Appointment

Contact
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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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(08) 8352 7111

living and meals area, which includes a charming in-built bar, catering for entertaining family and guests. The well-equipped kitchen boasts quality appliances, ample bench space with granite tops and storage including a walk-in pantry.

Outside, the return verandah offers plenty of space to entertain family and friends, and offers all year-round entertainment options with fully automated cafe blinds and a wall mounted heater. The gardens are well kept with lots of room for your children and pets to play. The home is fully fenced with an automatic gate for easy access, and provides ample off-street parking including a carport with roller door.

Close proximity to Henley Beach Roads Within walking distance to Hilton Plaza for weekly shopping and essential services. A stone's throw to the beach or the CBD. Great public transport nearby to make commuting easy.

Key Features

- Four good sized bedrooms, or three and a home office
- Master bedroom includes a walk-in wardrobe and ensuite
- Central lounge with character fireplace
- Kitchen includes quality appliances, granite bench tops and a walk-in pantry
- Open plan living and dining area with in-built bar
- Main bathroom includes a separate bathtub
- Spacious laundry with storage and additional WC
- Return verandah overlooking well-kept gardens with a garden shed
- Fully fenced property with automatic gate, alarm system, security cameras and visual/audio intercom
- Long driveway and secure carport with roller door
- Ducted reverse cycle AC

Specifications

Title: Torrens Titled

Year built: c1925

Land size: 629 sqm (approx)

Council: City of West Torrens

Council rates: \$2,381.40pa (approx)

ESL: \$223.75pa (approx)

SA Water & Sewer supply: \$265.20pq (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



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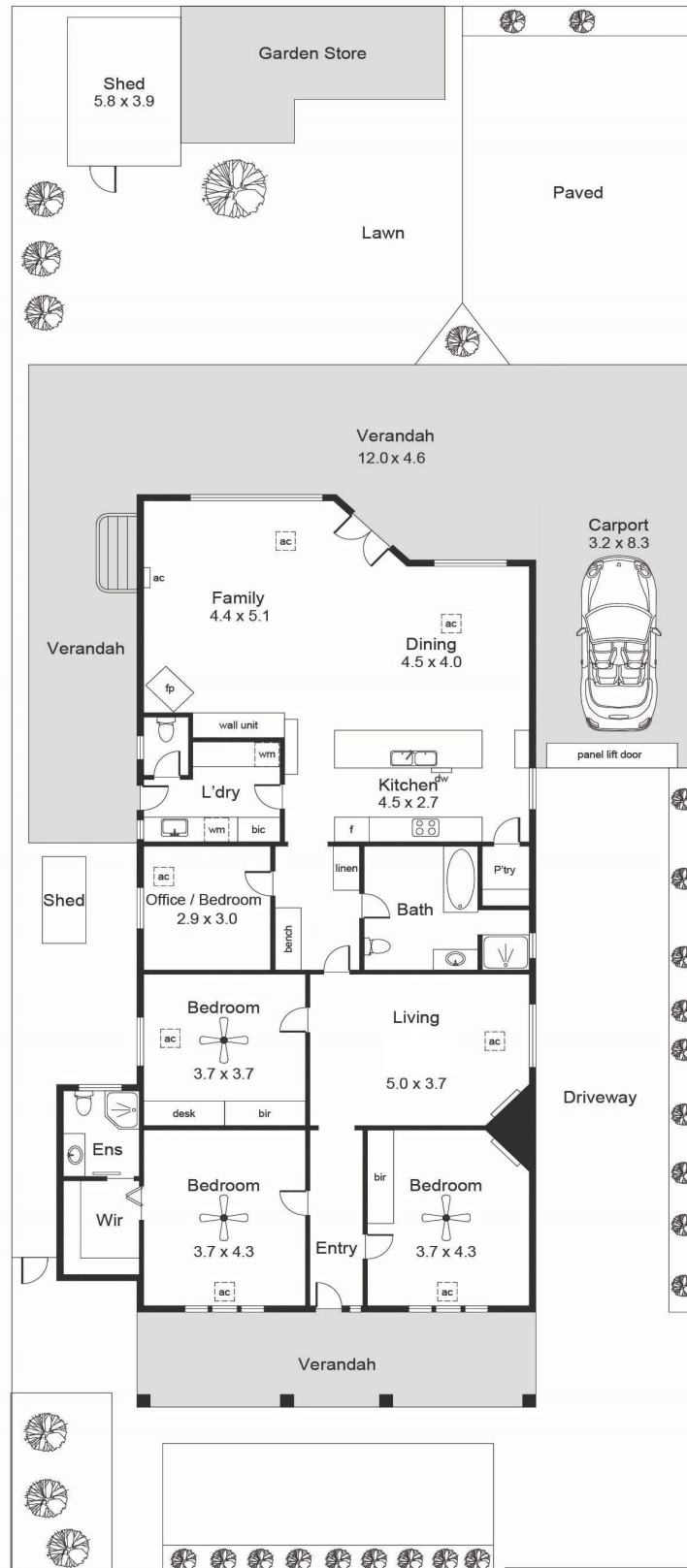
More About this Property

Property ID	SADHDM
Property Type	House
Land Area	629 m²
Including	Ensuite Air Conditioning Alarm Built-in-Robes Close to Schools Close to Shops Close to Transport Heating Security System Window Treatments

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Area (Estimate only)	
Living	175.0 m ²
Verandah	83.5 m ²
Carport	26.6 m ²
Shed	9.4 m ²
Total	294.5 m²



For illustrative purposes only.
All measurements are approximate