




65 Gladstone Road, Mile End

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Contemporary Alfresco Lifestyle in Mile End's Premier Pocket

FOR SALE
\$1,709,000

AGENTS

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AGENCY

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Proudly positioned in Mile End's premier park-adjacent pocket, this beautifully reimaged C.1910 character bungalow offers an exciting opportunity to put down roots in a fabulous city fringe community within a picture-perfect home and a backyard that has to be seen to be believed.

Nestled within character residences on this striking tree-lined street, its character will appeal to the family buyer, active entertainer and savvy investor alike who values style, space, and above all, that alfresco lifestyle. All while offering endless options to extend and scale (STPC).

From its perfect picket fence street presence and gravel drive that allows for parking on the front, as well as that valuable rear lane access, arrive home to a wide north-facing verandah that's prime for your morning cuppa or sunset aperitif overlooking a tidy tree-studded garden.

Stepping into the central hall, take in character arches and lofty ceilings that evoke a classic sense of style that melds so well with the residence's contemporary updates. Original features worthy of

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retention include picture rails, fireplaces, warm timber floors and beautiful leadlight.

Two Queen bedrooms face North and are adorned with fireplaces and ornate chandeliers, with a built-in robe, and new carpet for the master. Down the hall, the third bedroom also enjoys the comfort of carpet, a ceiling fan, and more built-in robes. Around the corner, a sleek laundry and stylish contemporary bathroom with a family-friendly bath/shower complete the picture for modern home living.

Yet it's the rear lounge, kitchen/dining and epic entertainer's terrace that will form the basis for your everyday living and entertaining. Chic grey tiles flow through the modern kitchen/dining. A modern island bar is ready for weekday meal prep and weekend drinks, with a vast freestanding gas cooktop and oven powering it all —unless of course you get the BBQ fired up.

Your sumptuous entertainer's terrace is a dream setup for celebrations and everyday alfresco living. Complete with an outdoor kitchen, bench seating, ceiling fan, quality timber deck and exceptional views over a magazine-worthy garden, it's the modern Australian dream epitomised.

Step down to your secondary paved alfresco under the sun to utilise the dedicated fire pit area, complete with curvaceous bench seating. Between established garden beds and sweeping lawns, there's endless room for pets and kids to roam - and plenty of room for a future swimming pool (STPC); it's a dream scene for entertainers and families alike. There's even rear lane access that guides you into two secure garage parks.

Where contemporary living meets a cosmopolitan locale, this modern residence offers an exciting lifestyle moments from the best cafes, dining and shopping along Henley Beach Road. Everyday shopping surrounds you between Drakes, Brickworks, and even the Adelaide CBD no more than a few km away. Make it yours in Mile End.

Families will appreciate being zoned for Adelaide High School and Adelaide Botanic High School, with excellent public transport links and green spaces just moments away.

Key Features

- Generous 761m² approx. allotment
- Mile End's best backyard with fire pit, plenty of room for a future swimming pool (STPC), and exceptional undercover entertaining area with gas bbq and bar fridge
- Rear lane access onto Fisher Place for premium parking
- Secure alarm system
- Instant gas hot water
- Ride straight into the CBD from Mile End Railway Station or enjoy a lovely walk through the parklands
- Zoned for Adelaide High School and Adelaide Botanic High

Specifications

Title: Torrens Title
Year built: c1910
Land size: 761 sqm (approx)
Council: City of West Torrens
Council rates: \$2,658.25pa (approx)
ESL: \$235.25pa (approx)
SA Water & Sewer supply: \$285.11pq (approx)

STPC - Subject to planning consent

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 DETAILS

Property ID	Y0QHDM
Property Type	House
Land Area	761 m2
Including	Air Conditioning Fire Place Built-in-Robes Carpeted Close to Schools Close to Shops Close to Transport Heating Window Treatments

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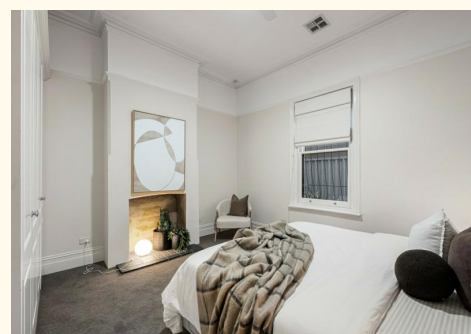
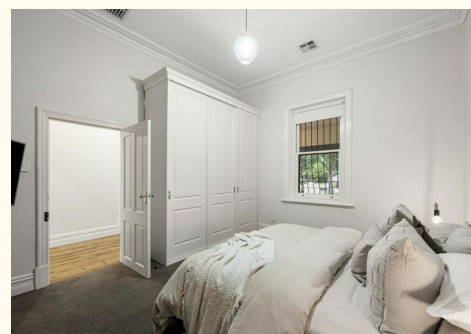
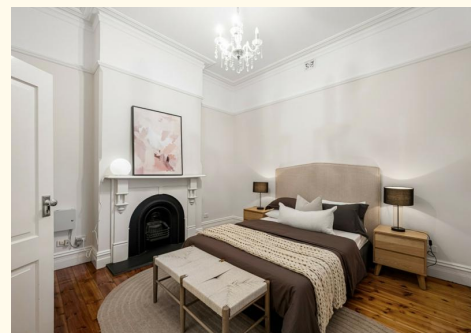
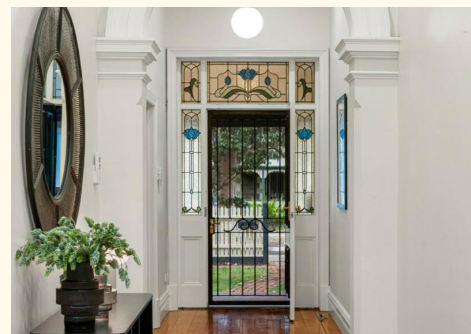
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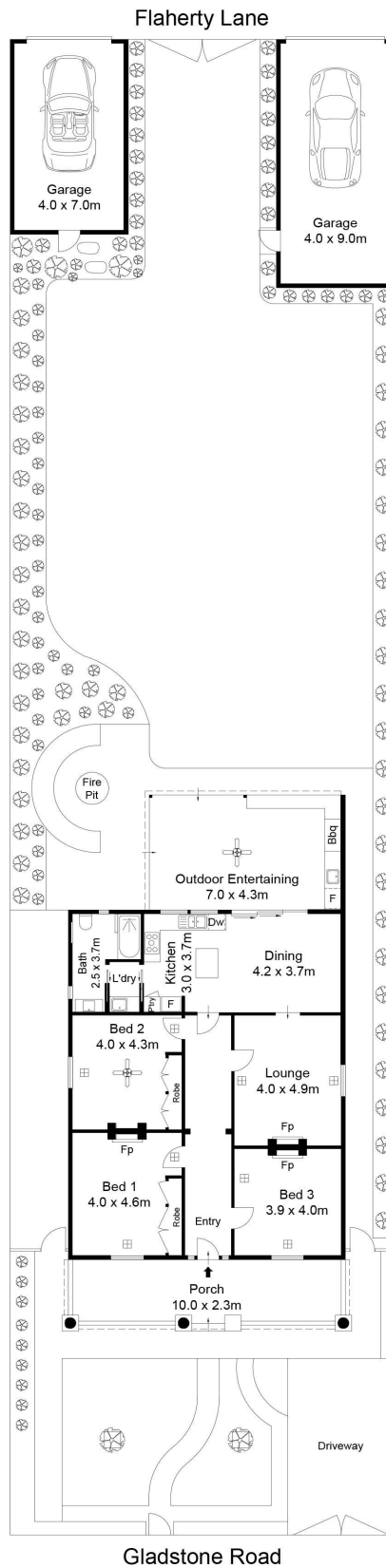
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Porch	23.0m ²
Living	125.4m ²
Entertaining	30.1m ²
Garage	64.0m ²
Total	242.5m ²

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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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