

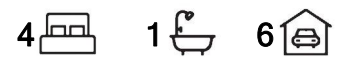
Mile End, RES 13 Lurline Street

Stunning Symmetrical Sandstone Villa

This standout symmetrical sandstone villa stuns with its commanding street presence. Elegant stained glass surrounding the front door, character fireplaces, high ceilings and polished floorboards throughout further raise the bar.

The front of the home boasts four good sized bedrooms with stunning lofty ceilings, character fireplaces, and two feature spacious built-in wardrobes.

The modern extension towards the rear of the home showcases an open plan living and meals area with floor to ceiling windows overlooking the back yard. Adjacent is the well-equipped kitchen which features ample bench and storage space, dishwasher and gas cooktop. The renovated bathroom is soaked in natural light and offers modern fixtures, plus a shower with a convenient wall niche. The laundry which boasts ample storage and an additional WC.



For Sale
\$1,210,000

View
ljhooker.com.au/XGTHDM

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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.

Outside, the pitched roof verandah is fitted with cafe blinds enclosing the space, creating an ideal year-round entertaining area. The gardens front and back are simple and easy to care for. Ample off-street parking is available including a long carport leading to a large garage/shed.

Just moments from the CBD, with easy access by car or public transport. Enjoy the vibrant dining scene of Henley Beach Road, just a short walk away, or take care of your weekly shopping at the nearby Brickworks Marketplace. This location is perfect for families, offering proximity to excellent schools such as Cowandilla and Torrensville Primary Schools, while also being zoned for Adelaide High and Adelaide Botanic High School.

Key Features

- Four bedrooms, two with built in wardrobes
- Spacious kitchen with dishwasher, gas cooktop and ample bench and storage space
- Open plan living and dining room with access to the entertaining area
- Modern main bathroom
- Laundry and additional WC at the rear of the home
- Large, pitched roof verandah and courtyard area
- Low maintenance yards front and back
- Long carport leading to a garage/shed at the back of the property
- Ducted evaporative air conditioning throughout the home

Specifications

Title: Torrens Title

Year built: c1910

Land size: 613 sqm (approx)

Council: City of West Torrens

Council rates: \$2,133.30pa (approx)

ESL: \$205.65pa (approx)

SA Water & Sewer supply: \$245.76pq (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



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More About this Property

Property ID	XGTHDM
Property Type	House
Land Area	613 m2
Including	Air Conditioning Built-in-Robes Close to Schools Close to Shops Close to Transport Heating Window Treatments

Thanasi Mantopoulos 0421 188 498

Sales Executive | thanasi@ljhooker.me

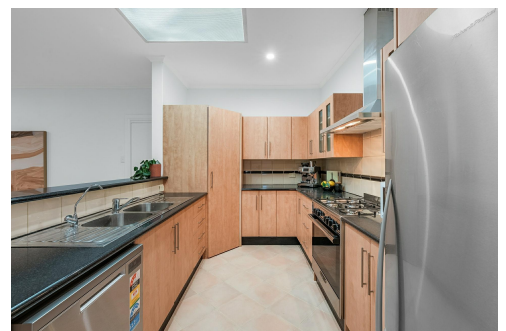
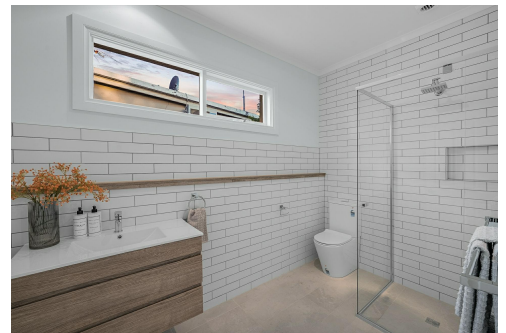
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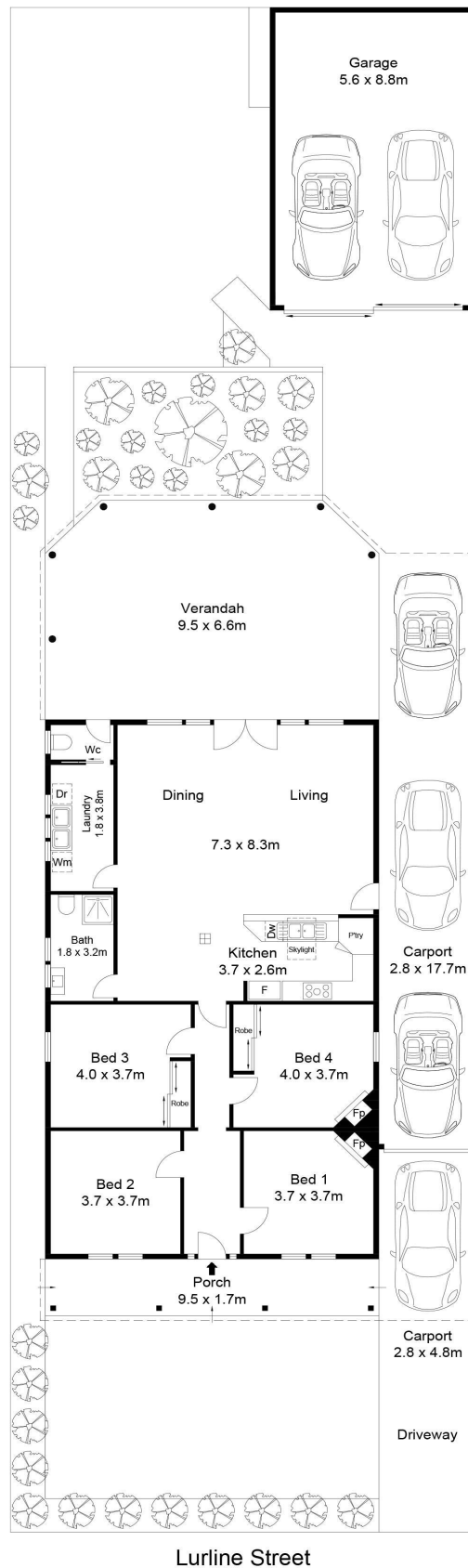
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Living	146.3m ²
Verandah	60.1m ²
Porch	16.2m ²
Garage	49.3m ²
Carport	63.0m ²
Total	334.9m ²

Lurline 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.



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