



RES 35a Kintore Street, Mile End

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Light-Filled Character Home in a Prime Inner-West, City-Fringe Setting

Beautifully maintained and superbly positioned on the edge of the city, this charming inner-West residence delivers outstanding lifestyle convenience with easy access to shops, cafés, public transport and the Adelaide CBD just minutes away. Ideal for first-home buyers, investors or downsizers, the home represents a rare opportunity in a tightly held and high-demand location.

Inside, a welcoming layout showcases well-proportioned accommodation and light-filled living spaces. Two generous bedrooms are positioned off the main hallway, offering comfort and flexibility, while the central living room provides a relaxed and inviting setting for everyday living or entertaining.

The kitchen is functional and thoughtfully designed, featuring a gas cooktop and ample bench space and storage to support daily use. An adjoining meals area creates a practical flow through the home, making it equally suited to quiet evenings or hosting guests. The bathroom and laundry are neatly presented and cater well to modern living requirements.

FOR SALE
Contact Agent

AGENTS

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AGENCY

LJ Hooker Mile End | Woodville
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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**

The paved patio offers an ideal space for outdoor entertaining or enjoying a peaceful moment in the sunshine. Low-maintenance gardens ensure easy care, while the driveway with valuable off-street parking adds a highly sought-after level of convenience for inner-city living.

Perfectly positioned, the home is within walking distance of Henley Beach Road's vibrant café and dining precinct, with Brickworks Marketplace nearby for everyday shopping. Excellent public transport links provide effortless access to the CBD, and families will appreciate zoning for Adelaide High School and Adelaide Botanic High School.

Key Features:

- Two generous bedrooms
- Light-filled central living room with an attached sunroom
- Functional kitchen with a gas cooktop, ample bench and storage space
- Well-appointed bathroom with a bathtub and laundry with storage
- Private, low-maintenance outdoor entertaining area
- Driveway with valuable off-street parking
- Ducted air conditioning
- Quiet residential street just minutes from the CBD and beaches
- Strong rental appeal in a high-demand inner-West location
- Zoned for Adelaide High School and Adelaide Botanic High School

Specifications:

Title: Torrens Title

Year built: c1939

Land size: 282sqm (approx)

Council: West Torrens

Council rates: \$1,643.25pa (approx)

ESL: \$164.55pa (approx)

SA Water & Sewer supply: \$207.68pq (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 DETAILS

Property ID YE7HDM
Property Type House
Including Air Conditioning
Close to Schools
Close to Shops
Close to Transport
Window Treatments

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