

Mile End, RES 81 Gladstone Road

Timeless Character Villa with Rare Double Rear Lane Access

This timeless character villa has been thoughtfully updated, boasting an immaculate sandstone facade with rare double rear lane access. Entering the home through the lounge room at the side, which features plantation shutters, a rustic barn door and split system air conditioning.

The two bedrooms at the front of the home, master with built in wardrobes and large windows filling the room with natural light. The second bedroom features a built-in desk and wall length wardrobes on the opposite wall. Both bedrooms feature ornate fireplaces. The central bathroom boasts ample storage, and a bathtub

The kitchen and dining area tie together with stylish slate tiles. The kitchen is equipped with ample cupboard and bench space, a gas cooktop and breakfast bar for additional seating. The dining area features floor to ceiling windows, flooding the room with natural

2 1 3

For Sale
\$1,023,500

View
ljhooker.com.au/XDKHDM

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light, and a split system air conditioner keeps the area comfortable year round. The laundry is conveniently tucked into the cupboards adjacent.

Outside, the decked entertaining area will become your favourite part of the home. Fitted with cafe blinds, ceiling fan and has plenty of space for family and friends. The gardens are well kept, and offer a tranquil getaway within the suburbs. The home also offers valuable rear lane access to a drive through double garage.

Just a short walk to local cafes and the multicultural dining options along Henley Beach Road, with the additional option to explore a variety of restaurants and bars at Henley Square by the coast. The CBD is less than a 10-minute drive away, and nearby public transport makes commuting easy. Located in the sought-after Adelaide High and Adelaide Botanic High School zones.

Key Features

- Central lounge room with french door access to the home, plantation shutters and a split system AC
- Two bedrooms, both feature built-in wardrobes and ornate fireplaces
- Second bedroom has a built-in desk
- Bathroom features storage and a bathtub
- Kitchen boasts ample storage and bench space and a gas cooktop
- Dining room with floor to ceiling windows, plus an air conditioner
- Laundry tucked into the cupboards
- Decked entertaining area with ceiling fan and cafe blinds
- Tranquil, well kept garden, offering plenty of space
- Rear lane access to a drive through double garage
- Zoned for Adelaide High and Adelaide Botanic High Schools

Specifications

Title: Torrens Title

Year built: c1910

Land size: 368sqm (approx)

Council: City of West Torrens

Council rates: \$1,349.45pa (approx)

ESL: \$148.45pa (approx)

SA Water & Sewer supply: \$184.34pq (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	XDKHDM
Property Type	House
Land Area	368 m ²
Including	Air Conditioning Close to Schools Close to Shops Close to Transport Window Treatments

Thanasi Mantopoulos 0421 188 498

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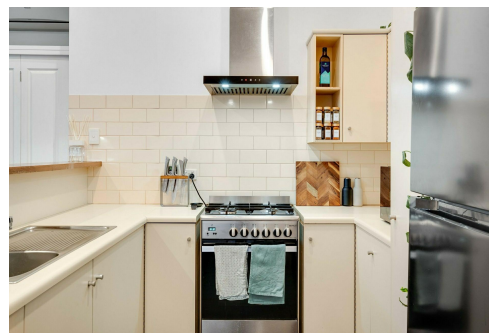
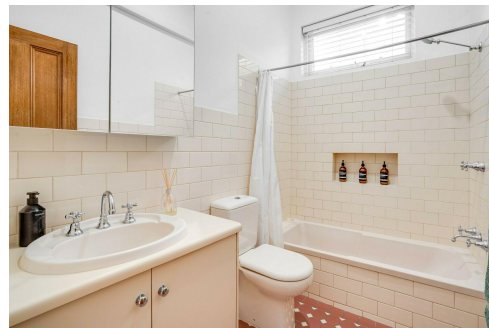
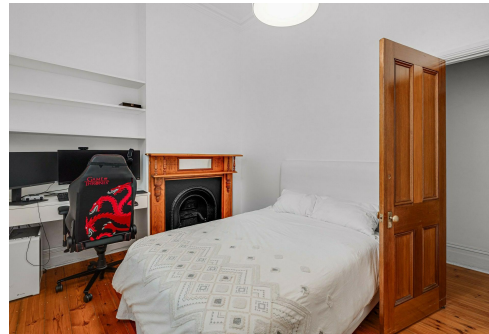
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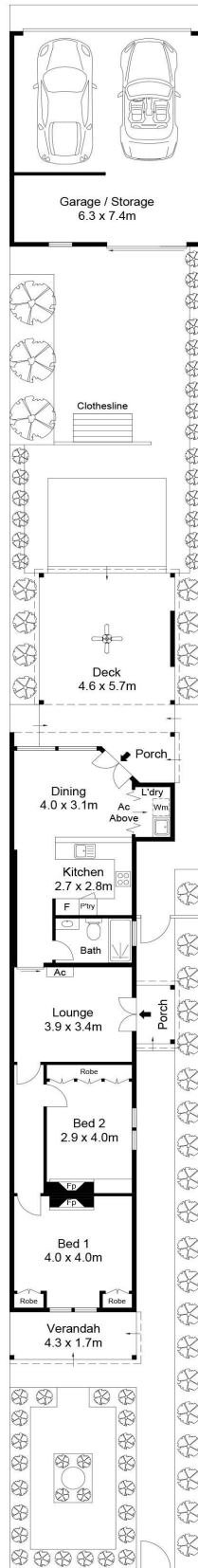
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Flaherty Lane



Gladstone Road

Living	81.6m ²
Deck	26.2m ²
Verandah	7.3m ²
Porch	7.8m ²
Garage	46.6m ²
Total	169.5m²



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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