



10/46 Gladstone Road, Mile End

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## Light-Filled First-Floor Unit with City-Fringe Lifestyle Appeal

**FOR SALE**  
Under Contract

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Mile End | Woodville  
(08) 8352 7111

Best Offers By Wednesday 10th June @ 12pm

Positioned on the first floor in a quiet corner location with minimal foot traffic, this well-presented unit is an excellent opportunity for first-home buyers or savvy investors.

Inside, you'll find a spacious, light-filled lounge that flows through to the functional kitchen and meals area. The kitchen is equipped with a gas cooktop, generous storage, and split-system air conditioning for year-round comfort.

The two bedrooms feature soft carpeting and provide plenty of scope for additional storage solutions. A centrally located bathroom also incorporates practical laundry facilities.

Residents also enjoy the convenience of one allocated car space.

Just moments from the CBD, this conveniently located unit offers easy access for daily commuting, while an array of cafés, restaurants, and bars nearby create a vibrant city-fringe lifestyle. Positioned within the sought-after zones for both Adelaide High School and Adelaide

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**

Botanic High School, this is an appealing opportunity for both owner-occupiers and investors alike.

### Key Features

- Spacious and light filled lounge room
- Well-appointed kitchen with a gas cooktop and AC
- Meals area adjacent to the kitchen
- Two good sized bedrooms with space for future storage
- Central bathroom includes laundry facilities
- One allocated carpark
- Private, first floor location with low foot traffic
- Moments to the CBD and local cafes
- Zoned for Adelaide High and Adelaide Botanic High Schools

### Specifications

Title: Strata Title

Year built: c1972

Council: City of West Torrens

Council rates: \$1,227.75pa (approx)

ESL: \$95.15pa (approx)

SA Water & Sewer supply: TBC

Strata rates \$594pq (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	YH2HDM
Property Type	Unit
Including	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport

**Thanasi Mantopoulos 0421 188 498**

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