

## Prospect, 11 Miller Street

### A Timeless Classic in Prime Prospect Location

This charming 1925-built bungalow is a true testament to classic design, blending character features with modern comfort. Set on a corner allotment of some 502m<sup>2</sup>. This beautifully maintained double brick home offers an ideal layout with natural light flooding every room.

As you step inside, you'll be welcomed by the three meter high ceilings, which enhance the sense of space and elegance. The separate lounge room provides a cosy retreat, while the open hallway leads to the kitchen and dining area, offering an ideal flow for easy living. The kitchen features a freestanding cooktop and oven, breakfast bar, ample storage is perfect for the home chef.

The home offers two well-sized bedrooms, with built-in robes in the master bedroom, and polished floorboards throughout, creating a seamless blend of vintage charm and contemporary style. Comfort is assured year-round with ducted reverse-cycle air

2 1 2

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/J5KH67](https://ljhooker.com.au/J5KH67)

**Contact**  
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**(08) 8352 1155**

conditioning throughout. The living room is further enhanced by a delightful display fireplace, adding to the homely feel of this residence.

Outside, the expansive backyard provides plenty of room for personal touch and a single lock-up garage at the rear offers convenience and additional storage space.

#### Location Perks:

Located in one of Adelaide's most desirable suburbs, Prospect. This property is minutes from the cosmopolitan offerings along Prospect Road, including Schinella's, Fratelli's Deli, Bottega Bandito and various other popular cafes, restaurants, and bars. Foodland on O'Connell Street and Woolworths Walkerville are just a short drive away, making grocery runs a breeze.

For those with families, the property is zoned for the sought-after Adelaide Botanic High and Adelaide High Schools, while close proximity to Prospect Primary, Prescott College, and Blackfriars Priory further enhances the educational options. Local amenities, including the Prospect Library and Council Chambers, are also within walking distance.

Enjoy easy access to public transport with regular bus services (G10) to the city, just 2 minutes to North Adelaide, and under 4km to the CBD and Adelaide Oval.

This property offers a unique blend of character, modern comfort, and potential for future development in one of the most sought-after locations in Adelaide. Don't miss the opportunity to make 11 Miller Street your next home!

For more information contact:

Gerard Pacillo 0431 596 145

Ralph Pacillo 0433 117 801

To register your interest or to make an offer, click the link below:

<https://prop.ps//0mSmPy4YgE5I>

#### Disclaimer:

Any prospective purchaser should not rely solely on third-party information providers to confirm the details of this property or land. It is advised to inquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only, and it is at the purchaser's discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own inquiries.

RLA 215339



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# More About this Property

|               |             |
|---------------|-------------|
| Property ID   | J5KH67      |
| Property Type | House       |
| House Size    | 131 m2      |
| Land Area     | 502 m2      |
| Including     | Toilets (1) |

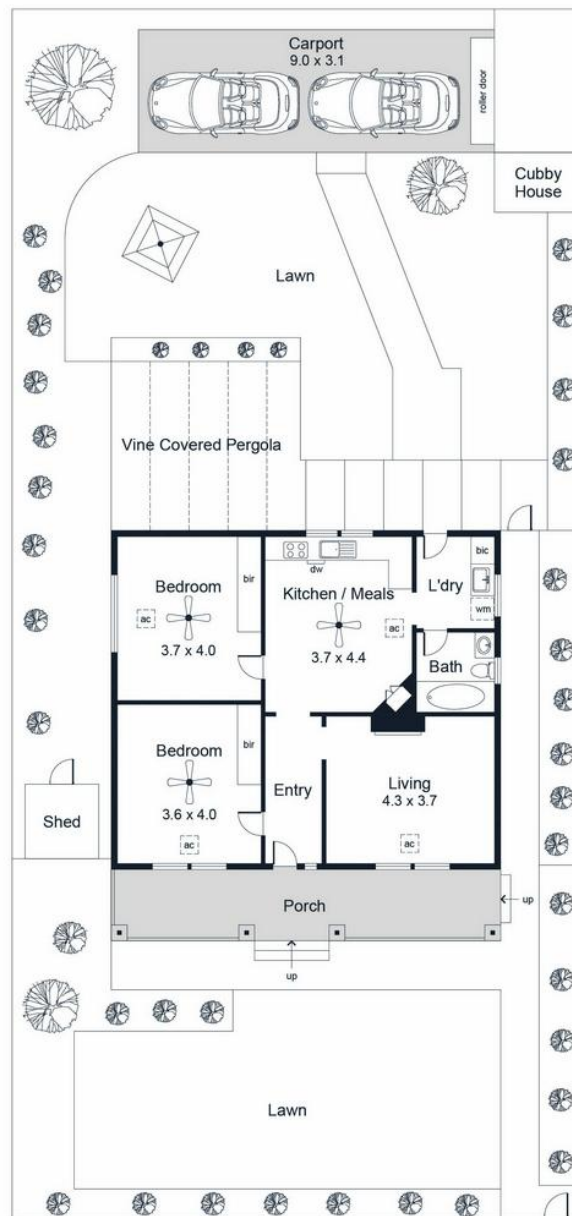
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| Area (Estimate only) |                            |
|----------------------|----------------------------|
| Living               | 78.8 m <sup>2</sup>        |
| Carport              | 27.9 m <sup>2</sup>        |
| Porch                | 19.0 m <sup>2</sup>        |
| <b>Total</b>         | <b>125.7 m<sup>2</sup></b> |

For illustrative purposes only.  
All measurements are approximate

