




16 James Street, Thebarton

5  2  1 

## Character Charm Meets Lifestyle Convenience in the Heart of Thebarton

Auction | Sunday 3rd May @ 2pm

Step into timeless appeal with this beautifully presented character home, where high ceilings and polished floorboards set the tone for warm, inviting living. Designed for both comfort and flexibility, this residence offers generous accommodation, multiple living zones, and a seamless connection to outdoor spaces.

At the front of the home, a welcoming living room features a charming fireplace and ceiling fan, perfect for cosy evenings or relaxed everyday living. The home comprises five well-sized bedrooms, including a master retreat complete with built-in wardrobe and a stylish ensuite showcasing quality fittings, ample storage, and a large sliding door. The second bedroom also includes a built-in robe, while the third bedroom offers its own character fireplace. The fourth and fifth bedrooms also offer the options of a formal lounge and/or home office.

The central bathroom is thoughtfully designed with a full-sized bath

**FOR SALE**  
\$1,700,000

### AGENTS

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### AGENCY

LJ Hooker Mile End | Woodville  
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 **LJ Hooker**

and plenty of storage, catering to busy households with ease.

At the heart of the home, the kitchen impresses with its blend of style and practicality, featuring wooden benchtops, a striking green splash back, gas cooktop, dishwasher, and a breakfast bar. A unique brick feature wall adds warmth and personality. This space flows effortlessly into the open plan living and dining area, which opens out to the backyard, ideal for entertaining or enjoying indoor-outdoor living.

Adding exceptional versatility, a fifth bedroom or office is positioned at the rear of the home. Complete with split system air conditioning, deck access, and tranquil views over a pond, it's perfect as a guest retreat, home office, or creative space.

Outside, the property offers a tidy lawn, established garden beds, and a carpark for convenience.

Enjoy a lifestyle of absolute convenience in one of Adelaide's most sought-after inner-west suburbs. Zoned for Adelaide High School and Adelaide Botanic High School, the home is also close to free tram and bus services for an easy CBD commute.

Walk to Brickworks Marketplace, Plant 4 Bowden, and The Lost Loaf, or unwind at The Wheatsheaf Hotel. You're surrounded by popular local cafés, eateries, and distilleries, with Dove Street Reserve just around the corner and the River Torrens Linear Park Trail nearby for outdoor recreation. Major hospitals and the Adelaide Entertainment Centre are within walking distance, while the beach is just a short 15-minute drive away.

This is a rare opportunity to secure a character-filled home with modern comforts in an unbeatable lifestyle location.

#### Key Features:

- Character home with high ceilings and polished floorboards
- Five bedrooms plus versatile options for formal lounge or home office
- Master bedroom with stylish ensuite
- Central family bathroom include a full-sized bath
- Multiple living areas including front lounge with fireplace
- Open plan living and dining flowing to outdoor entertaining
- Well-appointed kitchen with gas cooktop, dishwasher, and breakfast bar
- Unique design elements including brick feature wall and character fireplaces
- Evaporative AC, gas heating and split system ACs featured within the home
- Solar system
- Outdoor deck overlooking pond, established gardens, and lawn area
- Carport for off-street parking
- " Zoned for Adelaide High School & Adelaide Botanic High School
- " Easy access to public transport, CBD, shops, cafés, and parklands
- Close to Brickworks Marketplace, Plant 4 Bowden, and River Torrens Linear Park

#### Specifications

Title: Community Title

Year built: c1920

Land size: 338sqm (approx)

Council: City of West Torrens

Council rates: \$1,913.90pa (approx)

ESL: \$183.45pa (approx)

SA Water & Sewer supply: \$228.33pq (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	YBJHDM
Property Type	House
Land Area	338 m2
Including	Ensuite
	Air Conditioning
	Close to Schools
	Close to Shops
	Close to Transport
	Window Treatments

**Thanasi Mantopoulos 0421 188 498**

Sales Executive | [thanasi@ljhooker.me](mailto:thanasi@ljhooker.me)

**Justin Peters 0423 341 797**

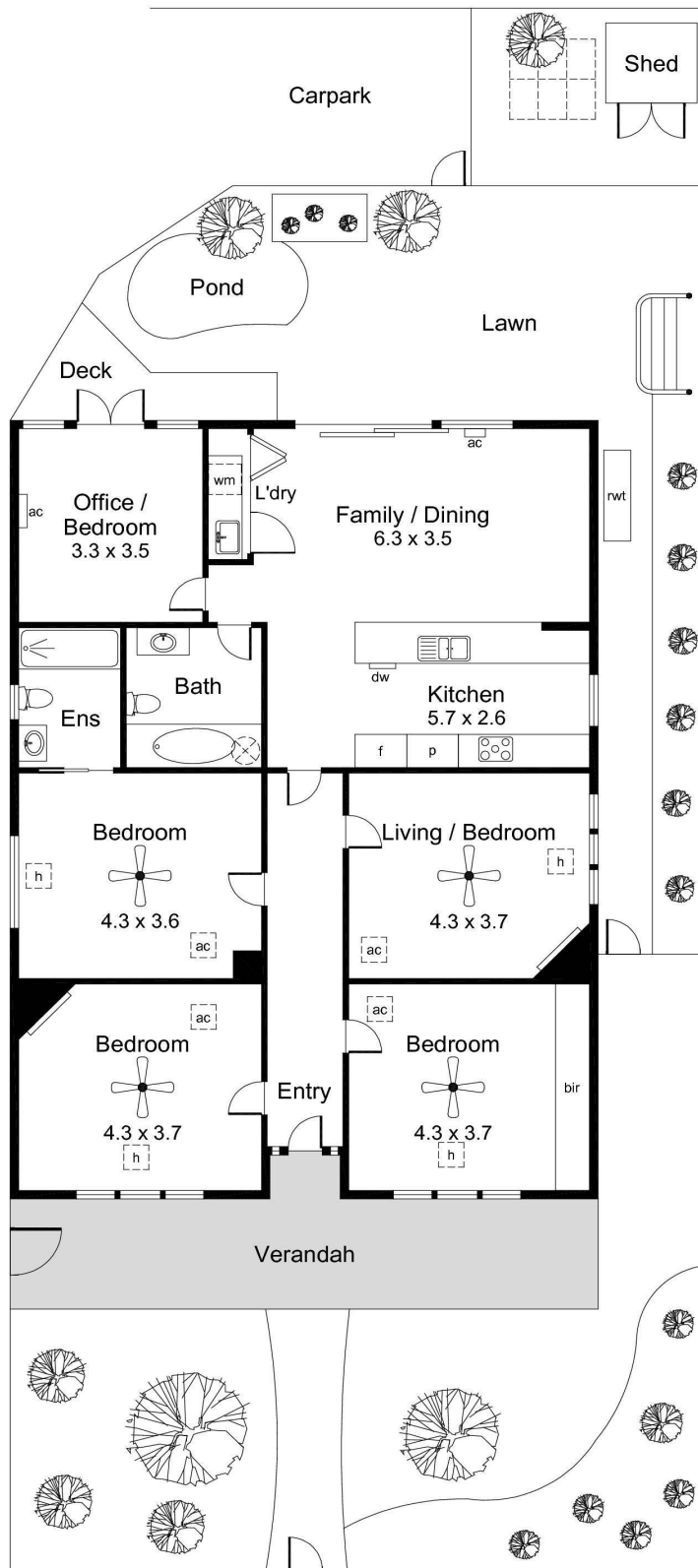
Principal | [justin@ljhooker.me](mailto:justin@ljhooker.me)

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

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Area (Estimate only)	
Living	138.6 m <sup>2</sup>
Verandah	21.8 m <sup>2</sup>
Deck	5.1 m <sup>2</sup>
<b>Total</b>	<b>165.5 m<sup>2</sup></b>



For illustrative purposes only.  
All measurements are approximate

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