

1/9 Cuming Street, Mile End, SA 5031



House For Sale

Monday, 27 May 2024

1/9 Cuming Street, Mile End, SA 5031

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Type: House



Natasha Marona

0417860932

\$880,000 - \$930,000

Marona Property Group is pleased to offer for sale this beautiful home boasting a blend of traditional charm and modern conveniences. Presenting a classic and charming c1910 stone fronted character 3-bedroom home. Ideally positioned on the city side of Mile End, this prime offering is perfectly updated, well presented and very well equipped. Nestled behind a high brush fence, is an inviting front yard with a villa style porch overlooking beautifully maintained gardens, making this a lovely tranquil space for an open-air brunch or lunch, or simple entertaining with family and friends. As you enter the home, you are met with delightful large entry, which really sets the scene of what is to come. As you meander through the home you find character features throughout, by way of original lead lighting, high ceilings, ornate ceiling roses and cornices, solid timber doors with glassed doorhandles, ornate fireplaces surrounded by fretwork and hardwood floorboards. This lovingly updated and well-maintained dwelling, with modern contemporary finesse proudly features: * A perfect flexible footprint offering 3 bedrooms, 2 with BIRs/cupboards* Bedroom 2 with a modern ensuite bathroom* A functional eat-in kitchen with loads of cupboards, bench space, s/steel appliances * Reverse cycle split system air conditioning in the lounge area & main bedroom* A large laundry/main bathroom combination* Surrounded by beautifully maintained gardens* An undercover entertaining area OR carport with side entry lockable gates option* A large garden/storage shed in the rear yard* Attic storage space above bedroom 2 Features of Note: LOCATION: In a tranquil street. Close to the city, so you can leave the car at home. Transport close by on South & Henley Beach Roads and tram stop on Port Road. SCHOOLS: In the zone for Cowandilla Primary School and both Adelaide High and Adelaide Botanic High Schools SHOPPING: Diverse supermarkets located on Henley Beach Road, major department stores in the city centre. RECREATION: A short drive to Plant 4, the Entertainment Centre, Ice Arena, popular eateries and cafes on Henley Beach Road. Various beaches are only 15mins away. Other information: Title: Strata Title - CT Volume 5005 / Folio 311 Strata: Self Managed Council: City of West Torrens Zoning: R\30 Residential Build: c1910 Land: 257m2 approx. Build Area: 126m2 approx Council Rates: \$1,383 pa SA Water: \$200 pq Emergency Services Levy: \$103 pa Rental Potential: \$580 per week Disclaimer: All information provided including, but not limited to, the property's land size, floor plan, floor size, building age and general property description has been obtained from sources considered to be reliable. The Vendor and Agent cannot guarantee the information is accurate and do not accept any liability for any errors or oversights. It is the Purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. RLA 254815