

**11 Claremont Street, Mile End, SA 5031**

**Raine&Horne.**

**Sold House**

Friday, 11 August 2023

11 Claremont Street, Mile End, SA 5031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 669 m2**

**Type: House**



Ranjani Barot

0481863394

**\$980,000**

This charming 1910 Villa, sits on a substantial allotment of 669sqm (app) with a 14.63m frontage in the highly desirable inner City area of Mile End. It looks in sturdy condition and is configured with 3 spacious bedrooms, a separate formal lounge, kitchen with dining area and two toilets. The home presents as the ideal blank canvas to renovate, extend or redevelop to your liking subject to council consent (STCC). The kitchen features plenty of cabinetry and bench space. The bathroom includes a bath and shower. You also will appreciate the 2nd and handy outside toilet. The sprawling rear yard includes a range of fruit trees, two garden sheds and is ready to be manicured into your ideal garden with a modern undercover Alfresco. You also have plenty of space and scope to extend and/or renovate. Extra Features:- Split System AC-Lofty Ceilings-Spacious Bedrooms-Two toilets-Large Garage-669sqm (14.6m frontage)-Zoned for Adelaide High School-Zoned for Adelaide Botanic High School Mile End is an Inner-City suburb less than 2km from the CBD, 10 minutes to Glenelg and Henley Beach and close to a range of shopping amenities on Henley Beach Road & Railway Terrace. You are zoned for Adelaide High School and Adelaide Botanic High School. Other local schools include St George's College, Temple Christian College, Torrensville Primary School and Cowandilla Primary School. The Vendor's Statement (Form 1) will be available for perusal by members of the public at the office of the agent at Raine & Horne Unley, 4/215-217 Unley Road, Malvern for at least 3 consecutive business days immediately preceding the auction and at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction.\*Disclaimer: Neither the Agent nor the Vendor accept any liability for any error or omission in this advertisement. Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement.