

17 Rankine Road, Mile End, SA 5031

**NOAKES
NICKOLAS**

House For Sale

Wednesday, 12 June 2024

17 Rankine Road, Mile End, SA 5031

Bedrooms: 4

Bathrooms: 1

Parkings: 3

Area: 1101 m2

Type: House



Simon Noakes
0402211543



Darcy Harcourt
0435756245

Auction 22/6 (USP)

Auction Saturday 22nd of June at 5pm (Unless Sold Prior). Embrace the unlimited potential of this mid-century home at 17 Rankine Road, Mile End. Bursting with vintage charm and the potential for modernisation or extension, this idyllic city-fringed property is certain to catch the eye of investors, families, and upsizers. The original condition of the four-bedroom home reveals a canvas ripe for reimagining, inviting the discerning homeowner to breathe new life into a timeless classic. The generous parcel it sits upon offers an opportunity to capitalise on the location, design, and boundless potential this property possesses. The location of the dwelling offers an impressive array of nearby conveniences. The lively and popular Henley Beach Road, known for its vast selection of restaurants and cafes, is within walking distance. The serene Frank Norton Reserve is also nearby, offering a perfect spot for weekend picnics or leisurely strolls. The property is also a short 10 minute drive to the Adelaide CBD making city trips extremely convenient and easy. This mid-century property presents a rare and exciting opportunity to secure a substantial piece of Mile End real estate bursting with potential. The location, land size, and existing dwelling combine to deliver a platform for a multitude of possibilities. Key features:- A separate laundry room for convenience- Off-street parking accommodating up to 3 cars- Sizeable rumpus room including a kitchenette- Spacious shed/workshop - The opportunity for a substantial extension, subject to the necessary consents- A generous parcel of land perfect for a garden or outdoor living area Zoned to Underdale High School and in close proximity to Torrensville Primary School and Adelaide High School providing quality education options for families.- Close proximity to Adelaide CBD, approx. 10 minute drive. - Close proximity to West Beach, approx. 10 minute drive. Land Size: 1101sqm Frontage: 15.24m Year Built: 1912 approx. Title: Torrens Title Council: City of West torrens Council Rates: \$2402.90 PASA Water: \$275 PQES Levy: TBA Disclaimer: all information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions. If this property is to be sold via auction the Vendors Statement may be inspected at Level 1, 67 Anzac Highway, Ashford for 3 consecutive business days and at the property for 30 minutes prior to the auction commencing. RLA 315571.