

22A Roebuck Street, Mile End, SA 5031



House For Sale

Tuesday, 11 June 2024

22A Roebuck Street, Mile End, SA 5031

Bedrooms: 2

Bathrooms: 1

Parkings: 2

Type: House



Adam Keane
0882928300

Auction (USP)

Welcome to this charming 2-bedroom home in the convenient suburb of Mile End, perfectly suited for couples, first-home buyers, and investors. This delightful property offers an ideal blend of convenience and comfort, situated close to the beach, city, airport, public transport, and shopping amenities, making it a prime location for all your needs. As you enter the home, you'll be greeted by sleek timber floorboards that flow throughout, adding a touch of character and warmth. The inviting hallway leads you to a spacious living room, complete with a cosy fireplace that promises a perfect spot to relax and unwind after a long day. The modern, recently renovated kitchen is a delight, boasting ample bench space, a gas stovetop, stainless steel appliances, and abundant cabinetry, making meal preparation a breeze. Adjacent to the kitchen, the dining room is bathed in natural light, creating a bright and welcoming atmosphere for family meals and entertaining guests. The home features two spacious bedrooms, each designed to be transformed into your own private sanctuary. Both bedrooms come with built-in robes, offering ample storage space and enhancing the home's functionality. The main bathroom is stylishly renovated, featuring a combined shower and bathtub, a large vanity, and bright tiles that contribute to its fresh and contemporary feel. Stepping into the rear yard, a large decked area is perfect for setting up outdoor furniture and hosting guests in a beautiful outdoor setting. The expansive grassed area adds to the backyard's appeal, providing plenty of space for leisure and play. Additionally, a versatile rumpus room offers the potential for a third bedroom retreat, a second living area, or a home office, catering to your varied lifestyle needs. This property is equipped with air conditioning throughout, ensuring year-round comfort, and a double carport provides secure parking for your vehicles. The location is unbeatable, just a short distance from the CBD and a mere 14-minute drive to Henley Beach. The Brickworks shopping centre is conveniently close for all your essential needs, and Ashford Hospital is nearby for medical services. Outdoor enthusiasts will appreciate the nearby parklands, while families will benefit from proximity to reputable schools such as Torrensville Primary School, Richmond Primary School, and zoning to Adelaide High School and Adelaide Botanic High School. Don't miss out on this incredible opportunity to own a beautiful home in Mile End, where convenience meets comfort in a highly desirable location.

What we Love:

- Sleek timber floorboards throughout
- Cosy living room with a fireplace
- Modern renovated kitchen with ample bench space, gas stovetop and stainless steel appliances
- Bright, naturally lit dining room
- Two spacious bedrooms with built-in robes
- Stylishly renovated main bathroom with combined shower and bathtub
- Large decked area in the rear yard
- Expansive grassed area
- Versatile rumpus room for potential third bedroom, second living area, or home office
- Air conditioning throughout
- Double carport for secure parking
- Close to CBD, Henley Beach, Brickworks shopping centre, and Ashford Hospital
- Nearby parklands for outdoor enthusiasts
- Proximity to Torrensville Primary School and Richmond Primary School
- Zoning to Adelaide High School and Adelaide Botanic High School
- 4.98kW Solar PV System to ease those electricity bills

Auction: Saturday, 22nd of June 2024 at 10.00am Any offers submitted prior to the auction will still be under auction conditions. It is the purchaser's responsibility to seek their own legal advice and a Form 3 Cooling-Off Waiver. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a printout of recent local sales to help you in your value research. The vendor's statement may be inspected at 411 Brighton Road, Brighton, SA 5045 for 3 consecutive business days immediately preceding the auction; and at the auction for 30 minutes before it commences.