

**23 Parker Street, Mile End, SA 5031**



**Sold House**

Friday, 1 September 2023

23 Parker Street, Mile End, SA 5031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 695 m2**

**Type: House**



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## Contact agent

With charm and elegance, this 1920s family heirloom makes its first market release in over 90 years – and this treasure will melt plenty of hearts in arguably the most sought-after pocket of Mile End. A spot sought for The Brickworks Marketplace, Plant3 and Plant4 Bowden precincts, Bonython Park, the café allure of George Street, and prominent eateries the likes of Tongue Thai'd and 30 Degrees South along Henley Beach Road; they'll all be yours in a pivot from this 695sqm corner stance. And therein lies the family buyer or investor value... a rare block with dual frontages, a northerly aspect with rear vehicle access via Kintore Street, plus extension or subdivision potential (subject to Planning Consents.) The home's neutral tones and provocative curves imbue a Gatsby vibe many modern-day designers adore; and ready to embrace the next generation are big flexible rooms, polished timber floorboards, light-gifted windows, and exquisite, ornate ceilings. Led by the widest of central hallways, the formal lounge flaunts gracious overscale windows to extend a grand welcome, while 3 double-sized bedrooms sideline an optional 4th/study to meet the family's needs. The refurbished kitchen, hosting a stainless gas cooktop, dishwasher, dual sinks, and superb storage nudges the casual meals area, in proximity to the crisp upgraded functionality of the terrazzo-floored bathroom. Outdoor space and irrigated gardens ensure there's plenty of turf for kids plus a garage, 2 storage sheds and ample off-street parking. Enjoy the free city tram or walk to Adelaide's world-class Universities, the Royal Adelaide Hospital, and SAHMRI Building, quality schools including zoned Adelaide and Adelaide Botanic High Schools plus reputable private options of St. George and Temple Christian Colleges. Here, excitement comes in all forms; city proximity, and the endless potential Parker Street presents... - Match its 1920s class with a fulfilling future: - Character & class held by one family for 90+ years - Exquisite ceilings & intricate plasterwork - Polished timber floors - Large, sunlit & flexible rooms - Optional 4th bedroom/study - Split system R/C A/C - Alarm system - Updated bathroom (separate laundry & WC) - Automated irrigation - Rear vehicle access via north-facing Kintore St. - Walk to the city tram & Henley Beach Rd. - A stroll to the Mile End Hotel & Mister Sunshine's Cafe - Zoned for Adelaide & Adelaide Botanic H.S. Specifications: Torrens titled c1920 build Land size: 695sqm | 15.85m frontage (approx.) Council: City of West Torrens Zoning: Established Neighbourhood Council Rates: \$1,954.60pa (approx.) ESL: \$195.15pa (approx.) Water: \$221.56pq (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