

**28A Victoria Street, Mile End, SA 5031**



**Duplex/Semi-detached For Sale**

Wednesday, 15 May 2024

28A Victoria Street, Mile End, SA 5031

**Bedrooms: 2**

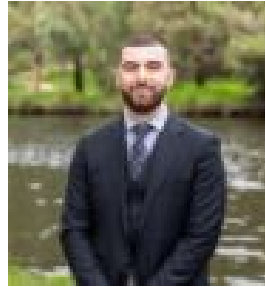
**Bathrooms: 1**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Ralph Pacillo  
0883521155



Gerard Pacillo  
0431596145

## **Auction Sat. 1st June @ 3:30pm onsite (usp)**

Auction Location: On Site (USP) Welcome to 28A Victoria Street, Mile End - a stone-fronted maisonette that combines classic charm with comfort. This originally constructed double brick home, offers a unique residence that stands as an example of quality and style, ideal for those looking to start their next chapter in a home with value. This well-maintained property features two comfortable bedrooms, each fitted with ceiling fans, and a stylish bathroom. Detailing an updated kitchen, that flows seamlessly into the living area, featuring a reverse cycle air conditioner for year-round comfort and full timber flooring throughout the home. Set on allotment of some 230 sqm, this home presents a charming freestone facade that invites you into its serene environment. The double garage, accessible via the rear lane, ensures convenience and security, providing undercover parking. The property's layout maximises both the interior spaces and the outdoor living potential. Whether it's relaxing indoors or entertaining outdoors, this home accommodates all aspects of daily life with style and comfort. Located in the vibrant community of Mile End, this home is ideally situated close to all local amenities, including shopping centres, schools, and public transport, ensuring everything you need is just a short distance away. Its proximity to the city centre makes it a short convenience between home and the vibrant heart of Adelaide. 28A Victoria Street offers not just a house, but a home ready to create new, cherished memories. Whether you're a first-time buyer, a downsizer, or simply seeking a unique and well-positioned property, this home is sure to be a valuable opportunity. Seize the chance to make this your new home and enjoy the blend of lifestyle and location it offers. This home is currently tenanted until 04/07/2024. For more information please contact: Ralph Pacillo: 0433 117 801 Gerard Pacillo: 0431 596 145. The Vendor's Statement (Form 1), the Auction Contract and the Conditions of Sale will be available for perusal by members of the public - (A) at the office of the agent for at least 3 consecutive business days immediately preceding the auction; and (B) at the place at which the auction is to be conducted for at least 30 minutes immediately before the auction commences. Disclaimer: 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. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries. RLA 215339