

31 Ballara Street, Mile End, SA 5031



Sold House

Friday, 20 October 2023

31 Ballara Street, Mile End, SA 5031

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 879 m2

Type: House



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Introducing this Mile End charmer, nestled in a highly sought-after location, this tidy two-or-three-bedroom, one-and-a-half-bathroom home on a sprawling block, offers an array of delightful features that are sure to capture your heart. As you step inside, you'll be greeted by an abundance of natural light that gracefully highlights the original mouldings and classic carpets, exuding the warmth of yesteryear. But fear not! This home seamlessly combines the best of both worlds with modern luxuries like ducted air conditioning to keep you comfortable year-round. Two spacious bedrooms provide ample room to unwind and are complemented by a lovely central bathroom complete with a relaxing bathtub and original tiles. While the formal dining room offers versatility as a third bedroom. The cosy front lounge room offers the perfect spot to unwind, while the kitchen and meals area serves as a bustling communal hub. The stunning original kitchen features generous storage and tiled preparation counters, with gas cooking, and dark timber cabinetry. Imagine hosting dinner parties in your formal dining room or taking the festivities outdoors to your sprawling backyard. Here, an entertainer's verandah beckons, promising memorable gatherings overlooking the grass filled yard with established fruit trees, while a storage shed stands ready to house your gardening equipment. Versatility is the name of the game with a storage or workshop room boasting a second kitchenette, offering endless possibilities for your unique lifestyle. The convenience of a dedicated laundry, a second toilet, and a secure garage for your vehicle, while also providing ample secure parking in the two driveways, rounds out the practical features of this charming home.

Location-wise, you couldn't ask for more. Situated just off South Road, you'll have easy access to bus routes and the train station, making commuting a breeze. Dining options abound in the vicinity, and Ellis Park is a stone's throw away for your leisurely strolls. The Adelaide Airport, excellent local schools, the Entertainment Centre, and the vibrant Adelaide CBD are all within close reach, ensuring that you have everything you need at your fingertips. Property Features:

- Two-or-three bedroom and one-and-a-half-bathroom home
- The formal dining room can also function as a third bedroom
- Classic carpets throughout the bedrooms, lounge, and dining area
- Combined kitchen and meals area for a communal space with vinyl flooring
- The kitchen has a gas stove, ample bench space with tiled benchtops, and dark timber cabinetry
- Separate front lounge room to relax with family
- The bathroom has a bathtub, vanity, shower, and toilet, with original features and tiles, with polished concrete floors
- Internal laundry room has backyard access and tiled floors
- Additional toilet is next to the laundry and accessible from the backyard
- Mudroom with ample windows and sink with polished concrete floors
- Original mouldings, high ceilings, timber pelmets and curtains fitted, and original chandelier in the lounge room
- Reverse cycle ducted air conditioning installed throughout the house
- Solar heated hot water system for energy efficiency
- Storage or workshop space at the back of the garage, with a double sink and an additional kitchenette space
- Single car garage for safe vehicle storage with roller door
- Ample parking between the two paved driveways, one side stretching to the backyard
- Secure front fence with gates for security and privacy
- Lawn space in the front garden with low maintenance garden beds along the driveways
- Large verandah at the back of the home for entertaining
- Sprawling grass filled backyard with established fruit trees and a large garden shed
- Large 879 m² block
- St George College is less than three minutes away

Schools: The nearby unzoned primary schools are Cowandilla Primary School, Richmond Primary School, Torrensville Primary School, and Sturt Street Community College. The nearby zoned secondary schools are Adelaide High School, and Adelaide Botanic High School. Information about school zones is obtained from education.sa.gov.au. The buyer should verify its accuracy in an independent manner. Disclaimer: As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. Property Details: Council | City of West Torrens Zone | HDN - Housing Diversity Neighbourhood \ Land | 879sqm (Approx.) House | 199sqm (Approx.) Built | 1960 Council Rates | \$TBC pa Water | \$TBC pa ESL | \$TBC pa