

**33 Tarragon Street, Mile End, SA 5031**



**Sold House**

Thursday, 15 February 2024

33 Tarragon Street, Mile End, SA 5031

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 4**

**Area: 836 m2**

**Type: House**



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**\$1,260,000**

Nestled in a highly prized pocket of Mile End, this home is sitting on a rare 836sqm (approx.) allotment with endless options for improvements/extension (Subject to Planning Consent). Move in, invest or redevelop, the choice is yours. Offering plenty of space for the family with a flowing floor plan consisting of wide hallways and high ceilings throughout, the property offers flexible 4 bedroom plus study options, large separate lounge and spacious family kitchen/meals area. The home also features an updated bathroom and laundry with a 2nd toilet. Conveniently catering for multiple vehicle parking, including driveway access to the shed, while your inner green thumb will love creating your very own backyard oasis. Mile End is a highly convenient and sought-after city fringe location where the benefits are a mile long. The location provides easy access to the airport, beaches, public transport, schools and Henley Beach Road dining and shopping. Located within the popular Adelaide and Adelaide Botanic High schooling zones, Tarragon is within walking distance to the Adelaide CBD. Additional nearby perks include St. George, Temple Christian College and Thebarton Senior Colleges. Key features- 836 sqm allotment- 5 bedrooms plus study/home office options- Updated bathroom- Kitchen with ample storage and gas cooking- Dining room with ceiling fan- Spacious lounge with gas heater- 2x reverse cycle wall units - Ample off-street parking- Large double shed in the rear yard- Endless options for improvements/extension (Subject to Planning Consent) Specifications Year built: c1913 Land size: 836sqm (approx) Site dimensions: 45.72m x 18.29m Council: City of West Torrens Council rates: \$2,086.95pa (approx) ESL: \$204.95pa (approx) SA Water & Sewer supply: \$231.54pq (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