

**36 Henley Street, Mile End, SA 5031**



**Sold House**

Wednesday, 11 October 2023

36 Henley Street, Mile End, SA 5031

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 5**

**Area: 1114 m2**

**Type: House**



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**\$1,540,000**

An elegant – if not the finest – example of return verandah villa grandeur in Mile End, this 4-bedroom home, graced with a 30m street frontage, pairs every glorious era virtue with endless floorplan versatility, a chef-designed kitchen remodel, and offers spots galore to savour its private gardens on an astounding 1114 sqm block. Officially Allotments 20 and 21 on a singular title, it's the suburb's largest landholding to be offered for sale in years, just one magical mile from the CBD and a short drive to glorious Henley Beach. And with its rare quarter-acre footprint comes palatial villa scale; each impressive bedroom – with decorative fireplaces – can flip to the needs of the executive, entertainer, or growing family against a grand front-to-back hallway, wide enough to create its own opulent party venue. While lofty ceilings and ornate fireplaces in each room showcase their own unique designs, in pleasing contrast, the 2020 kitchen hosts robust concrete benchtops and modern joinery, a new 5-burner range cooker, galley-style circulation, and a daylight invasion made especially spectacular thanks to the now open plan formal dining room sharing its feature leadlight. Take entertaining outdoors to the return verandah, the BBQ zone, or the bullnose rear terrace and discover the benefits your extra-wide boundaries create – from multiple car parking capacity to the lifestyle sway of a lap-worthy pool (STCC). With just minutes between you and a clutch of cafes and restaurants, the city's green belt and the RAH, plus a 5-minute saunter to Woolies at Hilton or Drakes on Henley Beach Road, Mile End doesn't miss a trick. We'd suggest not missing this buy of a lifetime.

Property Details:- Rare landholding of 1114 sqm\* - Frontage: 30.48m | Depth 36.48m (approx.) - 2 allotments - one title - Elaborate original plaster ceilings - Soaring leadlight windows - 4 grand-scale bedrooms with unique fireplaces - Modern galley kitchen with formal dining room connection - 4 Fujitsu split system air conditioning units - New rainwater drainage system installed underground onto street - New 3000 litre rainwater tank and pump - Dual entry points – front & side - Deep & wide multi-car driveway - Detached rear garage - Lifestyle potential to add a pool (STCC) - Close to St. George & Temple Christian Colleges - Walkable distance or excellent bus services into the city - And more... Specifications

Title: Torrens  
Titled Year built: c. 1913  
Land size: 1114 sqm (approx.)  
Council: City of West Torrens  
Council rates: \$2,901.35pa (approx.)  
ESL: \$169.10pa (approx.)  
Water: \$292.94pq (approx.) \*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. (\*Approx.) RLA 242629