

**38 Falcon Avenue, Mile End, SA 5031**



**House For Sale**

Wednesday, 10 January 2024

38 Falcon Avenue, Mile End, SA 5031

**Bedrooms: 4**

**Bathrooms: 2**

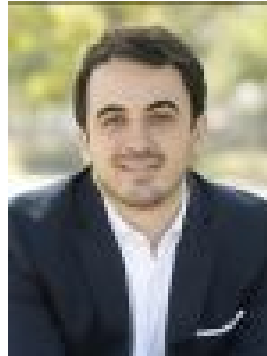
**Parkings: 3**

**Area: 502 m2**

**Type: House**



Thanasi Mantopoulos  
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## Auction | Sunday 28th January @ 10.30am

Restoring turn-of-the-century charm is one thing. Honoring an era to these lengths with a sympathetic, seamless rear addition on a newly landscaped corner block, is this villa's greatest feat yet. From the luminous whitewashed stucco, repointed façade and carefully restored 1900s leadlight-framed front door to every stripped, sanded, and reworked door, floorboard, skirting and architrave within, is a meticulous vintage-meets-modern revival unmatched. Every painstaking detail puts the home's family future into stunning perspective, raising the bar with a 4-bedroom, 2-bathroom + powder room footprint micro minutes to Henley Beach Road retail and zoned Adelaide and Adelaide Botanic High Schools. The master bedroom has plush new carpets, a floating bedhead wall concealing open storage and a dressing robe, signing off with a spacious ensuite and setting the home's timeless continuity of VJ cladding, shaker-style joinery, stone benchtops befitting the kitchen, laundry, powder room, ensuite and family bathroom. As identical back-to-back doubles, bedrooms two and three feature custom built-ins, elevated by clever open shelves framing each room's decorative fireplace. Period hallway pendants add a nod to the past as the hall arch, embossed with a plaster horseshoe, signifies the land's former racecourse days - and if anywhere depicts the home's path from old to new more distinctly, it's at the weathered doorstep and brick threshold ahead of bedroom four, the sunlit double-glazed breezeway, and the polished concrete floors of the open plan living zone, kitchen, and all-weather alfresco. Every day will be an occasion in the gourmet kitchen hosting a butler's wing, Bosch induction cooktop, and a high spec duo of microwave and convection wall ovens, integrated dishwasher, while bi-folding windows feed the plumbed outdoor kitchen; you'll also love the 20/20 sightlines across the living room and indoor/outdoor alfresco flow the stone prep island serves. The streetscape of jacaranda trees is a visual bonus. Your dual-garage-to-kitchen transit is secure, the backyard partitions a paved utility zone and 'trough' herb garden, and why divide front from back with a boring fence when you can put old timber joists to good use? This incredible rewrite lets the past play a starring role. With walking minutes between you and Love on Cafe, the city's Park Lands, tram, and bus routes, and a 5-minute jaunt to Mile End Homemaker Centre or Hilton Woolworths, immerse yourself in a city mile entrenched in renovated character, and lifestyle beyond measure... Your finest future starts here: An exemplary c1910 symmetrical villa restoration & extension Double-glazing to rear addition 3m\* ceiling continuity - 3.4m original home - 3m extension Light-filled breezeway between old home & new Soft new sheers to first 3 bedrooms Gated driveway & secure 2-car garage with panel lift door Ducted R/C A/C throughout Feature gas log fire to open plan living Bi-fold windows to alfresco BBQ kitchen plumbed with hot/cold water & gas Designer Veejay cladding & stone benchtops throughout Fully irrigated lawns & gardens Rewired original residence and upgraded to 3 phase Moments to St. George & Temple Christian Colleges Zoning to Adelaide & Adelaide Botanic High Schools \*Measurements approx. Specifications Title: Torrens Titled Year built: c1910 Land size: 502sqm (approx) Council: City of West Torrens Council rates: TBCSA Water: TBCESL: TBC 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