

# 42 Rose Street, Mile End, SA 5031



## House For Sale

Saturday, 10 February 2024

42 Rose Street, Mile End, SA 5031

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Emma Johnson

## Auction 17/02 3pm USP

AUCTION SATURDAY 17TH FEBRUARY 3PM (UNLESS SOLD PRIOR) Situated on one of Mile End's best tree lined streets and surrounded by character homes, this cottage oozes charm and a deep history. Deceptively spacious and situated on 417sqm, ready to live in or extend subject to council consent, it appeals to all types of buyers. Located on the city fringe only moments to the CBD, Royal Adelaide Hospital and local amenities of Henley Beach Road, this property is the pick of the bunch for both location and size. Built in the early 1900s from a bequest by the wealthy philanthropist Sir Thomas Elder, the history of the home is truly fascinating. The cottages are collectively listed among the 120 nationally significant 20th-century buildings in South Australia. The original part of the home features a large wide hallway, three generous size bedrooms, soaring ceilings, fireplaces and ornate skirtings and architraves. Two bathrooms were tastefully renovated in 2019 with neutral colour schemes, one featuring laundry facilities and the other a bath. A dry wine cellar is big enough to sit with friends and enjoy a vino surrounded by your prized collection. A spacious open plan extension to the rear with expansive windows and northerly aspect assures an abundance of light. Lush landscaped gardens with a large lawn area sits is perfect for children or the pet. Undercover car parking via rear access completes the home. Features we love:- Three generous sized bedrooms- Grand entrance hallway with archway and leadlight detailing- Charming character features including fireplaces, polished floorboards, soaring ceilings and ornate woodwork- Open plan extension with northerly aspect- Two bathrooms renovated in 2019, one with a bath- Laundry facilities- Dry wine cellar- Solar hot water system- Landscaped gardens on irrigation- Split system airconditioner- Rear lane access- Undercover off street parking for one vehicle Zoned for both Adelaide High School and Adelaide Botanic High School, and other notable schools nearby such as Thebarton Senior College, St George College, Temple Christian college and other primary and childcare options. Both the CBD and Royal Adelaide Hospital are a quick commute in one direction and a short drive to Adelaide's best metropolitan beaches in the other. Henley Beach road is a short stroll away with shops, cafe, restaurant and amenities as well as ample public transport options. There is simply little comparable for size and location. A fantastic opportunity for any purchaser whether it be the first home buyers, investors or downsizer, this one is rare - don't miss out! CT - 5510/551 Council - City of West Torrens Zone - EN Established Neighbourhood Built - 1910 Land - 417m2 approx Council Rates - \$1,374.30pa SA Water Rates - \$370qtr approx ESL - \$186.05pa \*\*All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans, building age, condition and specifications). interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at the Eston Property Office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. Eston Property RLA 305219