

# 44A Rose Street, Mile End, SA 5031



## House For Sale

Thursday, 30 May 2024

44A Rose Street, Mile End, SA 5031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 401 m2**

**Type: House**



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**\$1.4m**

Auction Sat, 15th Jun - 10.30am (usp) Step into a piece of history with this stunningly renovated character property located at 44A Rose Street in the highly sought-after suburb of Mile End. Built in 1902, the Rose Street cottages are renowned for their impressive matching facades and lush gardens, making them a distinctive feature in the area. These red brick homes with dressed stone facades and crenelated parapets above the entrance porches are celebrated as part of the 120 nationally significant 20th-century buildings in South Australia. Upon entering, you are greeted by a picturesque cottage-style front garden adorned with healthy lemon and pomegranate trees. The entry foyer features exquisite leadlight glass, and the view down the hallway to the magnificently renovated open-plan living area and meticulously manicured rear gardens provides a warm welcome to guests. This beautiful home offers three spacious bedrooms, each boasting 3.4-metre-high ceilings, plantation shutters, large windows, and wardrobes. Centrally located the family bathroom includes a bathtub and separate shower, while the modern, spacious, and practical laundry leads to a separate toilet. Completed in 2019, the addition of the open plan living, dining, and kitchen area is a testament to high standards and quality craftsmanship. Featuring engineered timber flooring, double-glazed picture windows, and sliding doors, this space is both impressive and stylish. The kitchen is a chef's dream with integrated Miele and Fisher & Paykel appliances, a gas cooktop, and sliding windows that open to the outdoor entertaining space, creating a convenient servery. The outdoor area is perfect for entertaining, with a spacious undercover patio surrounded by lush greenery. The beautifully landscaped backyard features a grassed area, carefully selected plants, and impressive lighting that makes the space glow in the evenings. Further features to note include:- Reverse cycle air conditioning to the original part of the home, split system air conditioner and ceiling fan in living room- Cellar easily accessed from the hallway- Integrated speaker system to living room and outdoor entertaining- Automated irrigation to front and rear gardens- Solar panels with 7.77kW capacity- Rear access to the single car garage is via Kintore Lane with permit parking on street also available via Council Zoned for Adelaide and Adelaide Botanic High Schools, within walking distance to primary schools as well as popular cafes and restaurants such as Mister Sunshines, Paladino's Cucina and Blue Velvet. Foodland Thebarton is a short stroll away while Dove Street Reserve and Bonython Park are the local parks. Transport options nearby include bus, train, and tram though Adelaide CBD is within walking distance. This fully renovated character property seamlessly blends historic charm with modern luxury, offering a unique and delightful living experience in the heart of Mile End. Don't miss the opportunity to own this extraordinary home. CT Reference - 5510/554 Council - City of West Torrens Council Rates - \$1,832.40 pa Emergency Services Levy - \$186.05 pa Land Size - 401m<sup>2</sup> approx. Year Built - 1910 Total Build area - 185m<sup>2</sup> approx. Zoning - EN - Established Neighbourhood All information or material provided has been obtained from third party sources and, as such, we cannot guarantee that the information or material is accurate. Ouwens Casserly Real Estate Pty Ltd accepts no liability for any errors or omissions (including, but not limited to, a property's floor plans and land size, building condition or age). Interested potential purchasers should make their own enquiries and obtain their own professional advice. OUWENS CASSERLY - MAKE IT HAPPEN™ RLA 275403