

**75 Kintore Street, Mile End, SA 5031**

**Tanner**

**House For Sale**

Thursday, 18 January 2024

75 Kintore Street, Mile End, SA 5031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 380 m2**

**Type: House**



Myra Brunning  
0426121522



Simon Bec Tanner  
0402292725

## Contact Agent

Step into the world of this 1930s bungalow, where character and charm unfold in the heart of this inner-city suburb. This three-bedroom home radiates original character, surrounding you with a warm and inviting ambiance. The spacious formal living room seamlessly connects to a versatile study or office space, with the added convenience of external access to the front of the home. Generously proportioned living spaces include a formal lounge and a second living area, creating an additional retreat that opens directly onto a paved courtyard. This home effortlessly marries practicality with character, presenting a seamless blend of traditional charm and contemporary living. The kitchen, with quality timber cabinetry, provides generous storage and plenty of room to cook up a storm. Flowing into the centrally located dining room, this space is accentuated by an eye-catching fireplace, combining charm with functionality. The location is fantastic – stroll down to Mister Sunshine's for your morning coffee or venture to Henley Beach Road for a variety of dining options. A quick 5-10 minute commute takes you to the city, while a short drive leads to Henley Beach for a refreshing morning walk or swim. The airport, just minutes away, adds exceptional convenience to this sought-after location. Discover the untapped potential of this golden gem. A character home this close to the city is a must-see. More features to love: - Ducted reverse-cycle heating and cooling - Zoned to Adelaide High School and Botanic High School - Proximity to the city and coast - Walking distance to the tram - Completely fenced yard It's our absolute privilege and pleasure to bring this property, to the market. Please call Myra Brunning on 0426 121 522 or Simon Tanner on 0402 292 725 with any questions about the home or for further information about the local area. We're here to help and we'd love to hear from you. 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 and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice. Please note, you enter the property at your own risk. Tanner Real Estate and the property owners accept no responsibility for any accidents, injuries, illness or any other liability that may occur while on the premises or its facilities. Please take all care upon entering the property, as uneven paths, pavers, steps and other obstacles may be present. Specifications: CT | 6117-26 Council | City of West Torrens Zoning | Z1506/Established Neighbourhood Built | TBCLand | 380m<sup>2</sup> (Approx.) Council Rates | \$TBC p.a. ES Levy | \$TBC p.a. S.A. Water | \$74.20 p.q. Sewer | \$TBC p.q. Title | Torrens