

13 Roebuck Street, Mile End, SA, 5031

HARRIS

House For Sale

Friday, 30 August 2024

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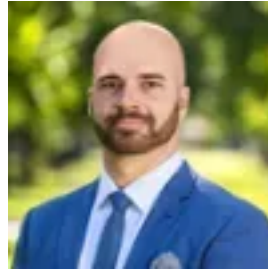
Bedrooms: 3

Bathrooms: 1

Type: House



Scott Moon



Troy Law

Project 'villa' single minutes from our famous capital...

Infused with charm, you can look at this Torrens titled 1900s villa from so many perspectives: as an investment in lifestyle, in renovation potential, or as a pivotal rental holding a lucrative key to the city.

Look past the stucco, the tongue and groove timber accents, the weathered flooring and the basic kitchen dreaming of a gleaming once-over, and this single fronted 3-bedroom home is one small passion project away from an incredible transformation.

Leading with all three double bedrooms, two with open fireplaces, the main offers a ceiling fan and louvred storage, the 2nd and 3rd create living or office space alternatives for you or your tenants.

Simple, retro bathroom appointments indicate its size is ready to work in your one-day upgrade favour, as will the established, leafy stretch of backyard beyond the glazed casual living area and open-air patio.

Will you extend your indoor living out, or will you creep your outdoor living in? The private, paved expanse supports both (STCC.)

And, the beauty of this locale is how well it taps into transport, eateries, and Adelaide Airport, while sitting ideally out of sight on a no-through road yet ready to savour to the city's buzzing West End.

It's not hard to applaud Mile End; you can rouse one for Roebuck, too.

Mile End magic in a c1900 shell:

- Project-ready, Torrens titled single-fronted villa
- 3 flexible double bedrooms – master with ceiling fan & louvred robe
- Rustic open fireplaces
- Leadlight kitchen skylight
- Glazed & sunlit open plan rear living room with split system A/C
- Open-air paved patio & established, private gardens
- Functional kitchen with freestanding gas stove
- Walking distance to South & Henley Beach Roads
- Uber value to Adelaide International Airport
- Zoning for Adelaide & Adelaide Botanic H.S.

And more...

Specifications:

CT / 5543/690

Council / West Torrens

Zoning / EN

Built / 1900

Land / 325m2

Frontage / 7.62m

Council Rates / \$1488.35pa

Emergency Services Levy / \$158.60pa

SA Water / \$195.23pq

Estimated rental assessment: \$600 - \$660 p/w (Written rental assessment can be provided upon request)

Nearby Schools / Cowandilla P.S, Torrensville P.S, Richmond P.S, Lockleys P.S, Sturt Street Community School, Adelaide H.S, Adelaide Botanic H.S

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