

**77 Hughes Street, Mile End, SA, 5031**



**House For Sale**

Friday, 16 August 2024

77 Hughes Street, Mile End, SA, 5031

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**

## Charming Colonial Courtyard in Prized Pocket

Positioned in a highly sought after suburb, this courtyard home offers a low maintenance, lock up and leave lifestyle.

The elegant hallway leads you through the home, featuring intricate arches and stained glass at the entry. The home boasts three spacious bedrooms, all fitted with cosy carpets. The central bathroom has a separate powder room and WC, plus direct access to the bathroom from the main bedroom.

The kitchen and open plan living area creates the ideal entertaining hub. The functional kitchen offers ample cupboard and bench space and gas cooktop. The living and meals area adjacent opens out to the covered entertaining area.

You'll love the simple and easy care gardens front and back, and the home offers off-street parking for up to 2 vehicles, including a lock up garage.

Less than a 10-minute drive to the CBD, or easily accessible by public transport with a bus stop just around the corner. Within walking distance to the playground and open spaces at Mile End Common. Close to numerous restaurants and cafes along Henley Beach Road, including the nearby Loveon Cafe.

A short drive to Brickworks Marketplace for weekly shopping and boutique stores, or take a leisurely stroll along Rundle Mall. Convenient access to Adelaide's sports hub on the city outskirts, featuring netball courts, athletics, and West Adelaide Soccer Club. Near Cowandilla and Torrensville Primary Schools, and zoned for Adelaide High and Adelaide Botanic High Schools.

### Key Features

- Kitchen with ample storage, bench space and a gas cooktop
- Open plan living and meals area
- Three spacious bedrooms, one with direct bathroom access
- Bathroom boasts separate WC and powder room
- Separate laundry features exterior access to close line
- Undercover entertaining area, overlooking gardens
- Secure garage parking
- Heating and cooling in living area

### Specifications

Title: Torrens Titled

Year built: c1994

Land size: 265sqm (approx)

Council: City of West Torrens

Council rates: \$1,369.25pa (approx)

ESL: \$149.90pa (approx)

SA Water & Sewer supply: \$185.90pq (approx)

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