

30 Flaherty Lane, Mile End, SA, 5031



House For Sale

Sunday, 3 November 2024

30 Flaherty Lane, Mile End, SA, 5031

Bedrooms: 3

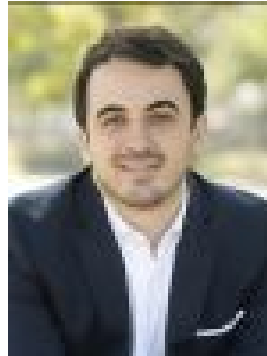
Bathrooms: 2

Parkings: 2

Type: House



Thanasi Mantopoulos



Justin Peters

Contemporary Executive Living a Mile from the CBD

Best Offers By Tuesday 12th November @ 3pm

The contemporary and eye-catching design of this home is showcased throughout, with its striking frontage, solid oak floorboards downstairs, and dormer windows in two of the bedrooms upstairs.

The lower level of the home boasts an entertainer's kitchen, which features a full length window splashback, quality appliances including an integrated dishwasher, waterfall stone benches on the island and a walk in pantry, including power points for appliances. Adjacent to the kitchen, the open plan living and dining almost seamlessly extends into the alfresco area, with two doors for access.

A study at the front of the home offers an ideal work from home environment, with two tall windows, flooding the room with natural light. Rounding out the ground floor is the laundry and powder room, convenient for guests.

Upstairs, you'll find the three bedrooms, which are all fitted with cosy carpets. The master bedroom features a luxurious walk in wardrobe, plus an ensuite which features stylish herringbone tiling and stone benches. The family bathroom follows the same stylish finishes, and includes a deep soak bathtub.

The undercover alfresco area is equipped with LED lights and a ceiling fan, for year round comfort, and overlooks the easy care gardens. Ample off-street parking available including a secure garage

Positioned in a highly sought after pocket of Mile End, the location of this home is all about lifestyle. It's within walking distance to the vibrant restaurants and cafes along Henley Beach Road, and less than a 10-minute drive to the CBD. Excellent education options nearby including Adelaide High and Adelaide Botanic High Schools.

Key Features:

- Kitchen boasting quality appliances, stone benches, walk in pantry and more!
- Open plan living and dining area leading out to the alfresco
- Downstairs study area with tall windows
- Laundry and convenient WC downstairs
- Three bedrooms upstairs with cosy carpets
- Master bedroom with walk in wardrobes and ensuite
- Main bathroom fitted with a bathtub
- Alfresco area equipped with ceiling fan and LED lights
- Easy-care gardens with automated subsurface irrigation
- Secure single garage providing ample off-street parking for second vehicle
- Security system with remote activation
- Ducted reverse cycle air conditioning
- Electric Velux roof window to bedroom 3

Specifications

Title: Community Title

Year built: 2019

Council: City of West Torrens

Council rates: \$1,944.80pa (approx)

ESL: \$191.90pa (approx)

SA Water & Sewer supply: \$230.99pq (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