



86 Watson Avenue Rose Park, SA



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## Stunning on Watson Avenue, an extended Villa. Circa 1900

This 1900 sandstone fronted villa in leafy Watson Avenue possesses the charm and elegance typical of that era, with generous rooms, high 11 foot ceilings, stunning leadlight, ornate fireplaces and large cellar.

Incorporating a versatile floor plan and situated on a valuable corner 635 sqm (approx.) allotment, with side and rear access to prestigious Prescott Terrace and Alexandra Avenue, the house is surrounded by equally quality homes.

Well-placed for the designer retail hotspots and cafes of Dulwich, Burnside & Norwood Parade. Within the zones area for Rose Park Primary School & Marryatville High, it is just a short distance from top schools including Prince Alfred College, St. Peter's College & Loreto College, as is Victoria Park and the city's thriving East End.

Ideal for the professional, the family buyer, or those seeking a secure long term investment. Houses of this calibre are rarely for sale. You can bank on its gracious style, comfort & heritage qualities.

### Features:

- ? Rear garage access (via Aviator Lane)
- ? Light-gifted box window to the formal living/dining room
- ? 3 decorative fireplaces
- ? Baltic pine boards throughout
- ? Freshly painted interiors
- ? Large heritage bathroom
- ? Second toilet
- ? New high-grade ducted A/C
- ? 3 bedrooms double doors (2 with BIRs, Bed 3 with French doors)
- ? Bi-folding glass to established rear garden
- ? Stone paved alfresco
- ? Alarm system



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