



22 Clifton Court Stonyfell, SA



4



3



4

## Stunning Architecturally Designed 10 Room Residence with Pool & Spa!

This really is a masterpiece in its own right, designed by renowned Adelaide Architect Rolf Proske with no expense spared inside and out.

Additional bonus features include:

- Zip hotwater and sparkling water tap in Butler's pantry
- Swimming pool with solar heating
- Spa with gas heating
- Double auto door garage, including off-street parking for 4 cars
- Hydronic underfloor heating through entire downstairs area
- Ducted reverse cycle air-conditioning
- Outdoor kitchen with Smeg built-in-BBQ, sink, fridge and oven
- Two living areas, plus study
- Sonos entertainment system
- 4 security cameras
- Alarm monitored
- Electronic gate with camera

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice. Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it

**Price:** SOLD - FOX



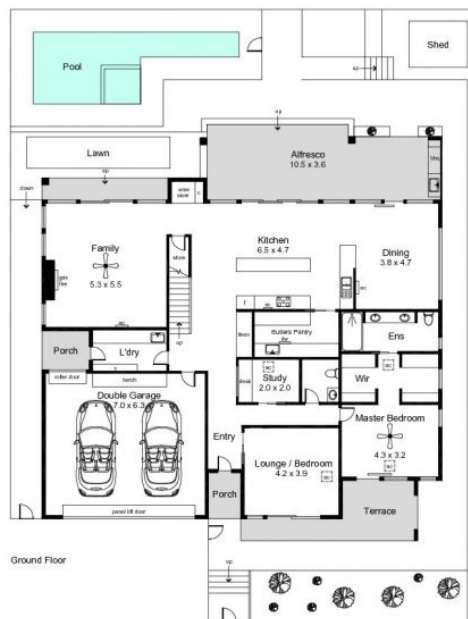
**Kirsty Davies**

kirsty@foxrealestate.com.au  
0414 693 283



**Kirsty Davies**

kirsty@foxrealestate.com.au  
0414 693 283



Area (Estimate only)	
Lower Living	179.7 m <sup>2</sup>
Upper Living	123.4 m <sup>2</sup>
Alfresco	37.6 m <sup>2</sup>
Double Garage	44.1 m <sup>2</sup>
Porch	16.7 m <sup>2</sup>
Terrace	19.1 m <sup>2</sup>
Total	420.6 m <sup>2</sup>

For illustrative purposes only. All measurements are approximate