



46 Clifton Street Prospect, SA

4 2 3

## Beautiful Sandstone Villa c.1900 on extensive block of 1,055sqm approx.

This gorgeous character residence has a wonderful homey feel.

The original Villa boasts the desirable features of wide entry hall, leadlight windows, 4 pretty fireplaces, original wood oven, high ceilings and polished floorboards. Rear extensions over 2 levels create fabulous living spaces and showcase the desirable northerly aspect.

Accommodating 3 bedrooms, formal dining and dine-in kitchen, large living room with outlooks to the huge rear garden, study, stunning contemporary bathroom with gorgeous freestanding bath and laundry on the ground level. Upstairs is a wonderful teenage retreat with a 2nd living area basking in northern sun and opening to the balcony offering far-reaching views, plus bedroom 4 and 2nd bathroom.

This property presents amazing potential to update and further extend into the large rear garden (stcc).

Outgoings:

Council rates: \$2,321.30pa

Water rates: \$290.53pq

ES Levy: \$409.20pa

**Price:** NOW \$929,000



**Andrew Fox**

afox@foxrealestate.com.au

0418 832 227