



## BEAUTIFUL QUEEN ANNE VILLA SITUATED ON A SUBSTANTIAL ALLOTMENT OF APPROXIMATELY 1,030 SQM

Superbly positioned less than 2 km's from the CBD, this desirable character home offers a sought after city fringe lifestyle.

Offering a flexible floor plan and generous accommodation throughout, the home comprises a large formal entrance, 4 bedrooms including a huge master suite with adjacent ensuite, dressing area and walk in closet, multiple living rooms including sitting room or potential 5th bedroom, spacious lounge room and open plan dining adjacent the kitchen which features gas cooking and a dishwasher. The kitchen and dining area enjoy a fantastic outlook over the attractive gardens and integrate well for family entertaining inside and out. The home also offers 2 studies, split system air conditioning, ceiling fans and security.

Outside the property is surrounded by stunning gardens with plenty of room to further extend or add in a pool subject to consent. The double carport provides secure undercover parking in addition to the valuable rear access from Foundry Street. There is also an original cottage at the rear providing excellent storage.

Immaculately presented with loads of character features such as leadlight windows, open fireplaces and stunning ornate ceilings this is an outstanding opportunity to further improve to

2 1,030 m<sup>2</sup>

Price	SOLD
Property Type	Residential
Property ID	1370
Land Area	1,030 m <sup>2</sup>

### Agent Details

Matt Scarce - 0411 185 205  
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### Office Details

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**SCARCE**  
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suit your requirements. Just a short stroll to tram stop number 2 and short stroll the South Parklands, Soutar Park and Playground and the popular shops and cafes of King William and Goodwood Roads, the location is second to none!

Auction: Saturday the 10<sup>th</sup> of November 2018 at 2:30pm (unless sold prior).

For further information or to arrange an inspection please contact Matt Scarce on 0411185205 or Nathan Gherghetta on 0448206829.

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