







ECHOES OF TIME .....circa 1897

AN ENCHANTING EXAMPLE OF A LATE 19TH CENTURY, QUALITY BUILT, DOUBLE BRICK RESIDENCE WITH MANY ORIGINAL FEATURES ALONG WITH MODERN UPGRADES

SET AMONGST OTHER QUALITY VICTORIAN HOMES IN 'BLUE RIBBON' ALFRED STREET

***** Entry from front verandah into hallway with Kauri timber flooring and a vestibule coloured glass door

***** Formal lounge with ornate cast-iron fireplace

***** Country style timber kitchen with Ilve 900m electric cooker, 4 gas burners & 1 electric**,** stainless-steel flue, Miele dishwasher, island bench, plenty of storage and a split-system air conditioning unit

***** Casual meals area with door to sunny, outside entertaining area and garden

***** Open plan, family & dining with slow combustion fire and vestibule coloured glass door leading to 'mudroom'

***** Mudroom with door to yard

***** 12-foot ceilings and wide skirting boards

***** Ducted gas central heating (zoned)

***** Timber lined ceilings

***** Main bedroom with parent's retreat/office

3 2 3 1,012m2

Price	SOLD
Property Type	Residential
Property ID	271
Land Area	1,012 m2

Agent Details

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susie embleton
property sales

* Built-in robes (fitted-out)

* 2 ornate cast-iron open fires

* 2 bathrooms (ensuite to main)

* Detached triple garage and workshop with Mezzanine storage area, 1 auto door and rear lane access

* Landsize: 1012m2 (1/4 acre)

THE LIVING AND OUTDOOR ENTERTAINING AREAS ENJOY A SUNNY, NORTHERLY ASPECT

THERE IS REAR LANE ACCESS TO THE TRIPLE GARAGE WITH AUTO DOOR AND MEZZANINE LEVEL STORAGE

THE RESIDENCE IS SURROUNDED BY BEAUTIFULLY STRUCTURED GARDENS

NEAR TO LAKE ALEXANDRA AND ONLY A 5 MINUTE WALK INTO THE CENTRE OF TOWN - A SUPERB LOCATION

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