

**2/4a Clifford Street, Prospect, SA 5082**

**HARRIS**

**House For Sale**

Wednesday, 31 January 2024

2/4a Clifford Street, Prospect, SA 5082

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 1**

**Area: 393 m2**

**Type: House**



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**\$1.2m**

Sleek, sophisticated & stylish living paired beautifully with the character-rich surrounds of this whisper-quiet pocket of Prospect, 2/4A Clifford Street spills with modern opulence & lifestyle bliss. Behind a manicured frontage, enter to a sweeping designer footprint where its 2019 foundations find wonderful adaptability for families of all ages & sizes. With elegant architectural feature & finish making a clear statement from the start, step inside to soaring 10ft recessed ceilings & a relaxing formal lounge hinting at the size & space awaiting. Delivering up to a 4-bedroom floorplan, including a luxurious master with French doors opening to a luxe, stone-topped ensuite, & options to see a home office, theatre room or dedicated kids' playroom add immediate flexibility to the already spacious bedrooms & sparkling main bathroom. Everyday practicality aside, prepare to elevate your entertaining potential as the stunning open-plan social hub invites seamless indoor-outdoor fun. With panoramic glass sliders letting you take complete control when private living calls or open-house, vino-inspired events are on the calendar – this lofty & light-filled zone is where the magic happens. Headlined by a gleaming chef's zone of bespoke pendants, endless Caesarstone bench tops ready to socialise as you serve your culinary best, or fire-up the outdoor plumbed BBQ & relax across the chic alfresco & decked backyard with blue-sky & west-facing sunset views for sunny weekend get-togethers that drift into the balmy twilight... now, this is living. Together with high-spec construction perfectly integrating a long list of extras, combined with exceptional everyday conveniences a short stroll from your front door, the vibrant café & restaurant strip of Prospect Road a stone's throw, & the CBD itself moments further, this property captures impeccable modern living & promises the brightest of futures. Features you'll love:– Light-spilling open-plan living, dining & designer kitchen combining for one elegant & beautifully spacious entertaining zone– Sweeping stone-topped chef's kitchen with huge island & breakfast bar perfect for casual eats or cooking with company, abundant cabinetry & cupboards, gleaming stainless appliances, & WIP– Effortless alfresco flow to the chic outdoor living featuring custom screens, ceiling fans, zip-trak blinds for all-season comfort, & fully plumbed in-built BBQ provision & kitchenette for idyllic outdoor cooking– Lovely formal lounge at entry featuring stylish halo pendant for more fantastic space to entertain or unwind & relax– Decadent master bedroom with gallery windows, chandelier pendant, WIR & French doors to the luxe, stone-topped ensuite– 2 additional ample-sized bedrooms, both featuring handy ceiling fans & BIRs– 4th bedroom option, or home office, theatre room, kids' playroom– Sparkling main bathroom featuring separate shower & relaxing bath, as well as separate WC & powder area– Secluded courtyard with charming decking, & family-friendly laundry with storage – 10-foot soaring ceilings, recessed bulkheads, dimmable LEDs in main living, complete exterior block-out blinds, powerful ducted AC throughout, as well as 5kw solar system with two 6.5kw batteries– Secure garage, electric gate entry with intercom & security system, & stylish street presence with beautiful Crepe Myrtle feature tree Location highlights:– A short stroll to the bustling Northpark & Sefton Plaza shopping centres for easy access to all your daily essentials – Around the corner from Prospect North Primary & zoned for the exclusive Adelaide Botanic High– 1.5km to the iconic Prospect Road teeming with popular cafés, restaurants & bars, as well as boutique shops & weekend entertainment – Just 7-minutes to North Adelaide & 11 to the CBD Specifications: CT / 6217/983 Council / Prospect Zoning / EN Built / Build completed 2019 by CAO Constructions Land / 393m<sup>2</sup> Frontage / 9.91m Council Rates / \$2,206.58pa (approx) Emergency Services Levy / \$196.65pa (approx) SA Water / \$267.36pa (approx) Estimated rental assessment / Written rental assessment can be provided upon request Nearby Schools / Prospect North P.S, Enfield P.S, Hampstead P.S, Adelaide Botanic H.S, Adelaide H.S Disclaimer: All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at any Harris Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts. RLA | 226409