

**24 Clifton Street, Millswood, SA 5034**

**CENTURY 21**

**House For Sale**

Monday, 20 May 2024

24 Clifton Street, Millswood, SA 5034

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Adam Teague  
0413022993



Wade Badcock  
0433120085

## AUCTION

This character villa represents a true café lifestyle opportunity, perfect for those seeking a spacious land with a north-facing rear yard. The property features three generous bedrooms, a formal lounge, and an open-plan living area. Positioned between Goodwood Road and King William Road, the location is ideal, offering a plethora of boutique shops, eclectic cafes, wine bars, and restaurants within walking distance. Convenient public transportation options, including tram, train, and bus, provide easy access to the CBD, the hills, and Adelaide's metropolitan coast. Upon arrival, you are welcomed by an impressive villa with an ornate façade. The property is surrounded by established garden beds and features a large veranda with tessellated tiles and a bullnose design. Inside, high ceilings, a traditional central archway, and polished timber floorboards create an inviting atmosphere. The front section of the home includes three generous bedrooms, with the master bedroom featuring a walk-in robe and a luxurious updated ensuite. A large formal lounge is separate to the open-plan living area, which is overlooked by a fully equipped gourmet kitchen. The kitchen boasts stone benchtops, a glass splashback, and quality stainless steel appliances, offering ample bench and cupboard space. The open-plan living area extends to a covered entertaining area, overlooking the north-facing rear yard complete with fruit trees, an established lawn, and a double side-by-side garage. The home is equipped with reverse cycle air conditioning and gas instantaneous hot water, ensuring comfort throughout the year. The vendor's statement may be inspected at Century 21 Central, 171 Goodwood Road, Millswood SA 5034 for 3 consecutive business days immediately preceding the auction, and at the auction for 30 minutes before it starts. On behalf of Century 21 Central, we try our absolute best to obtain the correct information for this advertisement. The accuracy of this information cannot be guaranteed, and all interested parties should view the property and seek independent advice if they wish to proceed. RLA 274363