

**33 Clifford Street, Prospect, SA 5082**



**House For Sale**

Tuesday, 30 January 2024

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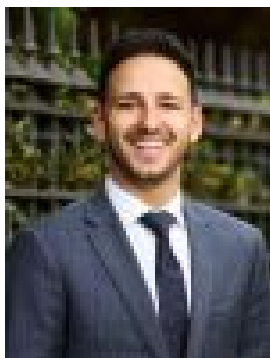
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Area: 645 m2**

**Type: House**



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## Auction On-Site Saturday 17th February 1pm

Nestled within the leafy, esteemed streets of Prospect this grand 1915 symmetrical cottage stands as a testament to architectural beauty and meticulous preservation. Retaining its original name, 'IVES' has only had two owners since its conception. This 645sqm property artfully bridges the charm of yesteryear with modern refinements including a thoughtful extension completed in 2007. Approach this private residence and see for yourself a home in all its glory. A pristine frontage, blending vibrant foliage with a pebbled driveway, securing privacy with a tall hedge and all guarded by stately front gates before being welcomed by the home's original front door adorned with authentic leadlight glass, hinting at the heritage treasures within. At the front of the home the master bedroom and second bedroom mirror images of one another and boast original fireplaces set against custom-built wardrobes, while curtains and pull-down blinds frame the windows. The residence proudly displays original features throughout: ornate doors, polished floorboards, brass light switches and ornamental cornices each contribute to the narrative of this enduring home while regal 3.4m ceilings cast an air of grandeur throughout this sanctuary. Bedroom three carries the tradition of privacy with a pull-down blind and curtains while the fourth bedroom or study, part of the modern extension, maintains serenity with a roll-down blind. Adore the enduring craftsmanship of the English-tiled fireplace in the first living space paired with the convenience of a Fujitsu split system air conditioner. The first bathroom showcases contemporary louvered windows, a frameless shower, a generously-sized Kaldewei built-in bathtub, Villeroy & Boch ceramicware and a sleek wall-hung vanity. Integration of past and present is most notable in the main living area flaunting engineered floorboards along with Western Red Cedar windows and doors which have been treated with a UV protective film throughout the extension. The strategically placed gas outlet and split system A/C ensure optimal comfort in any season. The 2pac finished kitchen radiates opulence with 40mm granite benchtops, Miele dishwasher, Bosch appliances and an aura of elegance amplified by pendant lighting. This culinary haven opens to a dining space designed to facilitate feasts and fellowship and leads straight out into a paved undercover entertaining area. Adjacent is the second light-filled living space with sliding doors to truly integrate indoor/outdoor living. Outside under the main roof, a ceiling fan-equipped alfresco area complete with a gas outlet nearby offers an opportunity to BBQ whilst overlooking the neat, low maintenance backyard. Beyond the luxe interiors, the property boasts vehicle accommodation for up to 5 cars with drive through access all the way to the rear where a double garage provides discreet storage solutions. A residence with a story like this doesn't come along all too often, where heritage meets contemporary spirit. The home offers a sophisticated new chapter for those who appreciate legacy while still enjoying modern luxuries. An area known for its eclectic mix of period homes on quiet streets and close proximity to the CBD, Prospect exudes a sense of belonging in a neighbourhood filled with charm and character!

**Additional Features:**

- Savour in the convenience of shopping, cafes and eateries that line the nearby bustling Prospect Road
- Timber floorboards throughout and tiles in all wet areas
- Provisions for casual dining/bar stools at the waterfall island bench in the kitchen
- A blend of original light fixtures and downlighting throughout
- Nearby schools include: Prospect North Primary School, Rosary School, Prospect Primary School, Blackfriars Priory School, Brompton Primary School, St Brigid's School, Our Lady of the Sacred Heart College, Prescott College, Wilderness School, Bowden Brompton Community School

**Disclaimer:** As much as we aimed to have all details represented within this advertisement be true and correct, it is the buyer/purchaser's responsibility to complete the correct due diligence while viewing and purchasing the property throughout the active campaign. PLEASE NOTE: This property is being auctioned with no price in line with current real estate legislation. Should you be interested, we can provide you with a list of recent local sales to help you with your market and value research.