



**Rarely offered level semi on 306 sqm land (approx) in a highly prized street.**

This treasured home abounds in space and light. Ready to enjoy while providing scope to expand (STCA), it also offers direct access to Burnie Park and is a six minute walk to the beach.

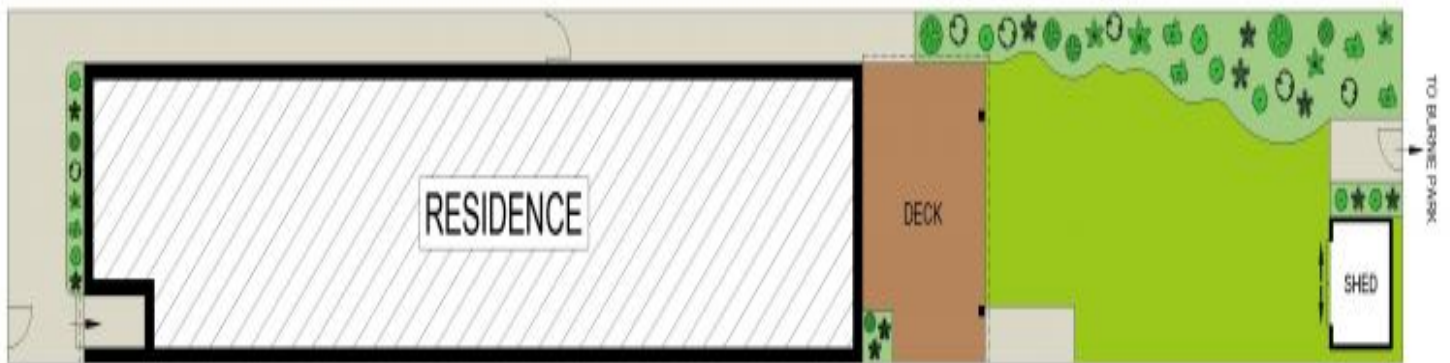
- Cherished home is on the market for the first time in 27 years
- Solid period semi c1920s features high ceilings with ornate rosettes
- Level layout offers formal lounge plus bright open entertaining area
- Elegant period lounge room is appointed with a Jetmaster fireplace
- Stylish kitchen has granite benchtops, stainless European appliances
- Impeccably presented, pristine main bathroom with bonus WC in laundry
- Floors of slate and six inch kauri floor boards, carpet in bedrooms
- Potential for a second storey (STCA)
- Foothold in a prized enclave promising a fabulous coastal lifestyle
- Level walk to parks, Clovelly Beach, and city buses
- Be the next family to love this great home

**Auction: Sat, 1 Jun 2019 @1:15pm  
On Site**

**Council Rates:** \$622/qtr (approx)  
**View:** Thu, 23 May 2019 @11:30 am - 12:00 pm  
 Sat, 25 May 2019 @11:30 am - 12:00 pm  
 Thu, 30 May 2019 @11:30 am - 12:00 pm

**Contact:** Donna Burke  
 0418 213 210  
 Ben Bickmore-Hutt  
 0418 968 081

**Type:** House  
**Land:** 306m2



SITE PLAN (NOT TO SCALE)



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

22 Winchester Road, Clovelly



**Clovelly, NSW**  
22 Winchester Road

