



## WESTBOURNE PARK 8 Richmond Road

**\$990,000 - SOLD**

**\*\*\*PROPERTY SOLD ~ AUCTION CANCELLED ~ OPENS CANCELLED\*\*\***

4 Bed | 3 Bath | 5 Car

**Property Web ID:** 14035208725

CLASSIC CHARACTER LADEN SANDSTONE FRONT VILLA (Circa 1910)

Set in a lovely Jacaranda lined street with restricted access from Goodwood Road creating a quieter environment, this superb Circa 1910 villa is instantly liveable with opportunity to add your own touches later.

Beautifully maintained and presented. Enter into a wide hall with polished floors, original arch, lofty ceilings and leadlights, leading to 4 main rooms ~ currently disposed as 2 double bedrooms, kitchen and sitting room ~ all with character fireplaces. The Blackwood kitchen offers ample storage including pantry, dishwasher and 5 burner gas cook top.

The main bedroom (in the extension) overlooks the rear garden and is of generous dimensions featuring a walk in robe & ensuite.

The solid brick extension (Circa 1995) comprises a generous dining/family room opening to a paved covered outdoor area which overlooks the rear garden and gazebo.

Behind the double garage (with remote control door) is an entertaining room complete with wet areas.

Extra features include 15kw solar power with 3 battery ready inverters, ducted reverse cycle air conditioning and excellent secure parking for 4 plus vehicles.

Walk to shopping, transport and quality public & private schools.

Council: City of Mitcham  
 Council Rates: \$2,715.95 per annum  
 SA Water: \$295.28 per quarter  
 ESL: \$203.80 per annum



Land Size: 743sqm (approx) – 15.24m X 48.77m  
Year Built: 1910  
Zoning: Residential (CP)PA9.



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