

Sold



44 South Tce, Jamestown



## Charming Stone Cottage on Spacious Corner Allotment

🛏 3 🏠 1 🚗 4 📏 1,213.63m<sup>2</sup>

Location! Location! Location! Welcome to 44 South Terrace Jamestown a wonderfully presented tidy stone cottage with character features and modern finishes. This home greets you with a subtle, but elegant cottage feel from the front with the chiseled stone and bullnose verandah. This property is perfect for those looking to relocate with excellent access to the main street and schooling.

The house is serviced by a central hallway with a bedroom either side, each having carpet floors and a built-in robe in the master. The lounge room has a large entrance alongside the open plan kitchen dining area. The kitchen contains an electric under bench oven with a gas cooktop, stainless steel rangehood, cabinetry is modern and sleek with a tiled floor. The dining area has a traditional Simpson wood oven stove which adds warmth in the cooler months. The timber panel ceiling in all rooms except the Lounge adds a unique touch to a traditional country cottage.

The third bedroom with carpet floors and large sliding doors to the front of the house located next to the modern bathroom has floor to ceiling tiles, single vanity, toilet and large shower.

**Price** SOLD for \$448,000

**Property Type** Residential

**Property ID** 11288

**Land Area** 1,213.63 m<sup>2</sup>

### Agent Details

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### Office Details

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The laundry is a neat, tiled area with a stainless steel wash trough and separate toilet.

Stepping outside you will find a wraparound verandah providing ample shade and a great place for entertaining with a paved floor, there is a concrete pathway straight out to the impressive shedding and carport perfect for two large vehicles. The shedding is a standout feature of the property at 12m x 8m with large double glass doors, 2 electric roller doors and second PA door for rear access all sealed in with concrete floor, power and insulation for extra comfort.

Additional Features Include:

- Gas hot water system
- Ducted split system air conditioning
- Automatic irrigation system
- Established gardens and lawn area
- Secure fencing has been established around the property

CT5785/353 & 5357/836

Zoned: Neighbourhood

LGA: Northern Areas Council

Land Size: 1,213m<sup>2</sup> approx.

RLA228106

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