

## Prospect, 19 Highbury Street

Circa 1900 — Torrens Titled Cottage

Nestled in a beautiful tree-lined street, this charming early 1900's cottage blends character with convenience. With two spacious bedrooms, both featuring built-in robes and decorative fireplaces, there's plenty of room to settle in and enjoy the homely feel. The open-plan living and dining area, with floating timber floors and traditional high ceilings, creates a warm, inviting space. The separate kitchen is fully equipped with a dishwasher, gas cooker, and ample storage space.

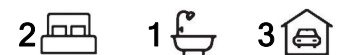
The home is equipped with two wall-mounted reverse cycle air conditioners for year-round comfort, and the lounge area opens out through French doors to a private side courtyard, offering a perfect indoor-outdoor flow. The rear of the home leads to a lovely, brick-paved entertainment area, ideal for relaxing or entertaining.

Property Features:

\* Two spacious bedrooms including built in robes and fireplaces



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Under Contract

**View**  
[ljhooker.com.au/HQAH67](http://ljhooker.com.au/HQAH67)

**Contact**  
**Dominic Mammone**  
0411478167  
[dmammone@ljhfp.com.au](mailto:dmammone@ljhfp.com.au)

**LJ Hooker Flinders Park**  
**(08) 8352 1155**

- \* Fully equipped kitchen with dishwasher, gas cooker and ample storage and bench space
- \* Light , airy, open plan living and dining
- \* Floating floorboards and traditional high ceilings throughout.
- \* French doors to private courtyard
- \* Brick paved outdoor entertainment
- \* Ample off street parking for 3 cars
- \* Please note: this property is currently tenanted. Due to the tenancy agreement we will be unable to perform any open inspections until the 23rd of November.

Outside, the property features a bull-nose carport, a matching front veranda, and plenty of off-street parking for up to three vehicles. The location couldn't be better-just minutes from North Adelaide, the CBD, and within walking distance to local schools, cafes, restaurants, and the Aquatic Centre.

Currently tenanted, this property offers a great opportunity for anyone looking to enjoy a wonderful lifestyle in a sought-after area.

For more information on this property, please call Dominic Mammone from LJ Hooker Flinders Park on 0411 478 167.

Disclaimer:

Any prospective purchaser should not rely solely on 3rd party information providers to confirm the details of this property or land and are advised to enquire directly with the agent in order to review the certificate of title and local government details provided with the completed Form 1 vendor statement. All land sizes quoted are an approximation only and at the purchasers discretion to confirm. All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided. Interested parties must solely rely on their own enquiries.

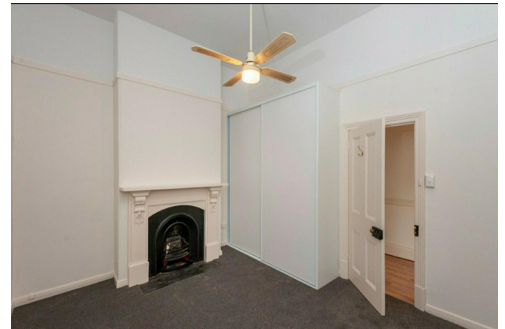
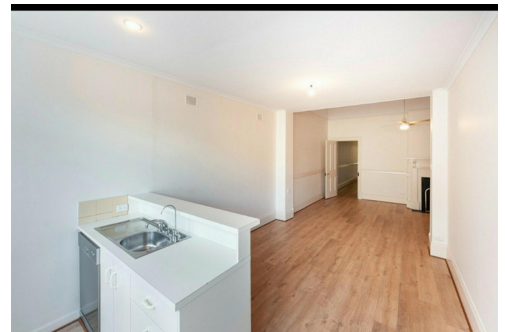
RLA 215339

## More About this Property

<b>Property ID</b>	HQAH67
<b>Property Type</b>	House
<b>Including</b>	Toilets (1)

**Dominic Mammone 0411478167**  
Property Consultant | Auctioneer | [dmammone@ljhfp.com.au](mailto:dmammone@ljhfp.com.au)

**LJ Hooker Flinders Park (08) 8352 1155**  
Suite 2/166-168 Grange Road, FLINDERS PARK SA 5025  
[flinderspark.ljhooker.com.au](http://flinderspark.ljhooker.com.au) | [flinderspark@ljhfp.com.au](mailto:flinderspark@ljhfp.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Flinders Park  
(08) 8352 1155**

