

1/21 Clifford Street, Stafford

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## Cathedral Ceilings are Only the Beginning

First impressions count, and they don't get any more impressive than what greets you here. Standing at the front door, you are met by stunning, soaring cathedral ceilings five meters in height. This feature alone differentiates the property from any other you will see. An architectural master stroke, this area allows in natural light and air and generates a feeling of awe-inspiring space.

The layout and design of the property was ahead of its time, and perfectly meets contemporary needs. The ground floor has a full bathroom and bedroom, meaning guests can enjoy their own space, or a home office/study can be formed separate from your bedrooms upstairs. The main bedroom and second bedroom share a bathroom on the airy and light-filled mezzanine level, another aspect of astute design.

An east-facing courtyard at the rear of the townhome is the perfect complement to the internal spaces. With established, privacy setting foliage you can enjoy this expansive area in peace. Wrapping around the edge of the home means this space also separates you from your southern neighbour. East-facing orientation guarantees year-round light and no western sun for afternoon entertaining.

**FOR SALE**  
Open to Offers

### AGENTS

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### AGENCY

LJ Hooker Stafford  
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 **LJ Hooker**

Underpinning this all is the fact the property is for sale for the first time in 29 years. With only one owner since it was built in 1996, the care and love of the sole owner-occupier over that time is evident. The small complex of three boasts a 100% owner-occupier ratio. Townhouse 1 is on the light-filled southern corner of the complex too. Only one other sale has occurred in the complex over its near three decade history.

Features include but not limited to:

- First time sale in 29 years.
- 5m high cathedral ceilings in main living area.
- Fans throughout.
- Expansive open-plan lounge/dining area, with room for a study nook in the downstairs living space.
- Immaculate kitchen and bathrooms
- Minimalist colour palette throughout.
- Smartly designed mezzanine level.
- Huge east-facing courtyard with wrap-around design.
- Built-ins in all three bedrooms.
- Updated flooring.
- Great storage throughout, including under the stairs.
- Security system.
- Lock-up remote garage.
- Small complex of three; all owner-occupier.
- Architectural design ensures minimal western sun enters the home.
- Two visitor carpark on-site.

Call Simon and Lucy to see how you can call this townhouse, home.

## MORE DETAILS

Property ID	1DYQF4N
Property Type	Townhouse
Including	Alarm Courtyard Dishwasher Built-in-Robes Fully Fenced

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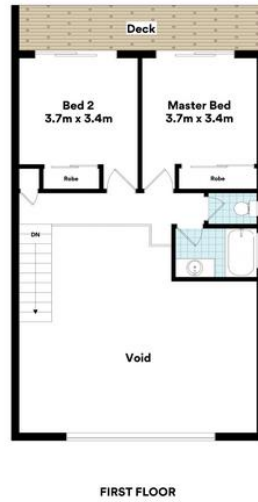
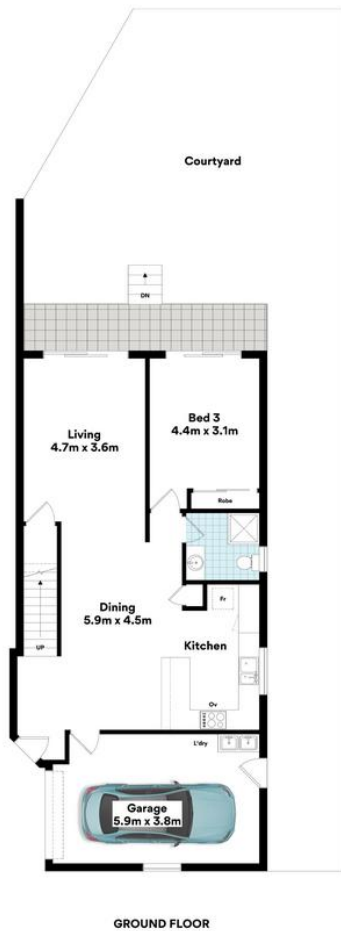
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**1/21 Clifford St,  
Stafford**



**FLOOR AREA SIZES**

Internal	121.4m <sup>2</sup>
External	18.6m <sup>2</sup>
Garage/L'dry	24.9m <sup>2</sup>
<b>TOTAL</b>	<b>164.9m<sup>2</sup></b>

Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement.

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