



**PRICE GUIDE:** \$1,480,000.00

Area: 595 m2

## 8 Prospect Street, CARLTON

### Renovated Haven with Character

Blending period elegance with modern functionality, this double fronted full brick home is situated on a 595sqm of flat land, and enjoys "dual street access".

Features include:

- Impressive period facade framed by established gardens
- Classic high ceilings, and air conditioned throughout
- Generous living and dining space, easy indoor/outdoor flow
- Rear entertaining deck and extensive rear lawn leading to rear lane access
- Modern kitchen with gas cooking and quality stainless steel appliances
- Three oversized bedrooms, all with built-ins, plus fourth bedroom or study
- Stunning fully tiled bathroom & internal laundry incorporating second bathroom
- Convenient cul de sac location, 500 meters to Kogarah CBD
- Rear lane access allows for the option of either building a large 4+car garage and workshop, or Granny Flat (stca) for the extended family or extra income.

Quiet and convenient, with huge potential to add value.

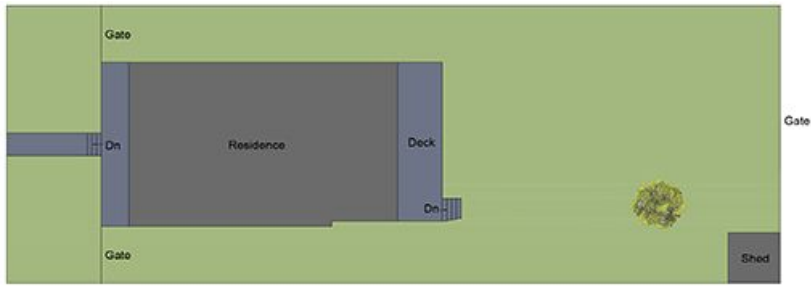


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Site Plan



## 8 Prospect Street, Carlton, NSW 2

Please note: All stated dimensions are approximate only.  
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