



**20 Hill Street, CARLTON**  
**Sold By Norma Dominguez**

On this truly expansive level parcel of 692sqm situated on top of the hill, stands proud a fine example of Edwardian residence with grand proportions, preserved in original character and held by one family for over 50 years.

Located in a sought-after address, with a highly desirable NW facing yard, and set on the elevated side of the street with possible Botany Bay views when adding a second story level.

**Features**

- \*Sandstone foundations compliment the property's enduring elegance
- \*Grand Entry hallway leading to magnificent formal rooms
- \*Ornate 3.4m high ceilings with matching cornices
- \*Large kitchen with European style built-in-bench
- \*Living room includes cast iron period fireplace for a classical feel
- \*3 king size bedrooms, main with a bay window
- \*Tastefully appointed bathroom plus separate second toilet for convenience
- \*Storeroom and separate laundry
- \*Enormous sunny backyard
- \*Side driveway to lock up garage and car port
- \*Block dimensions are 15.24 x 45.72

A rare opportunity to return a character home to life, to renovate and expand or to develop a duplex subject to

**PRICE GUIDE:** \$1,355,000.00

Area: 692 m2  
 Council Rates: \$535.00 p.q.  
 Water Rates: \$868.00 p.q.



**Walter Glaser**  
 0402443777

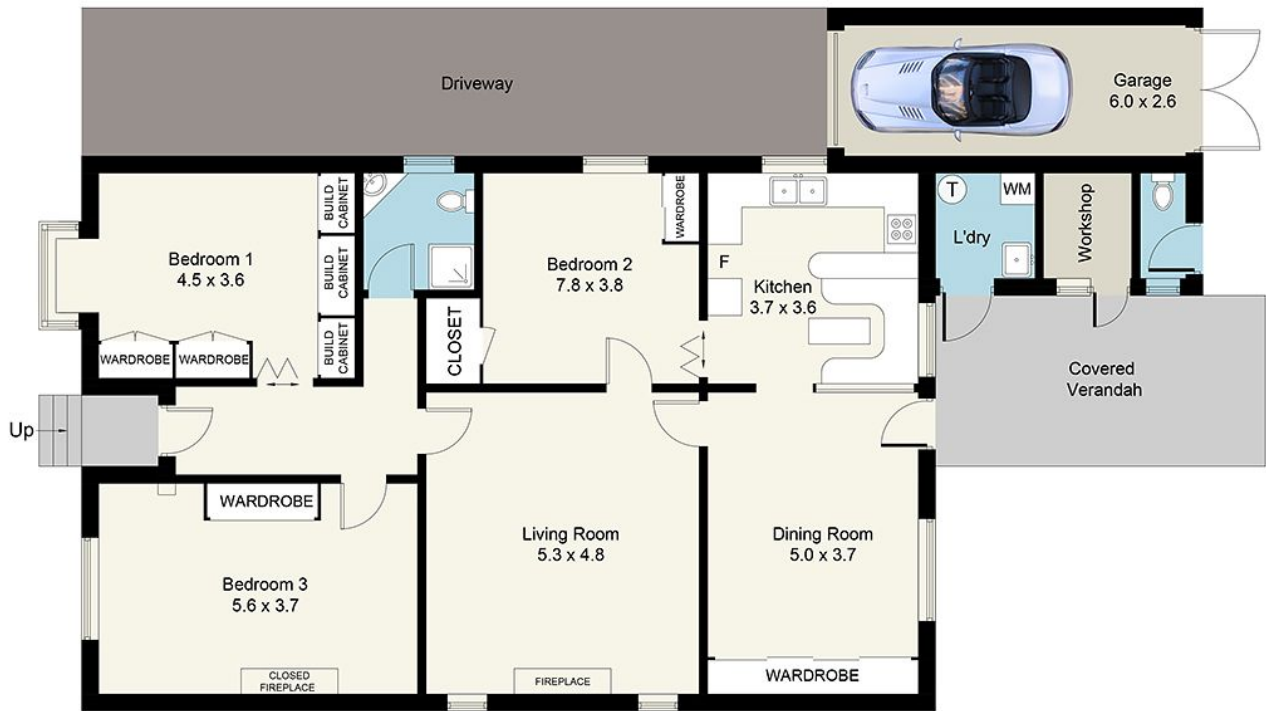


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## 20 Hill Street, Carlton, NSW 2218

Please note: All stated dimensions are approximate only.  
Particulars given are of general information only and do not  
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