



**81 - 83 Clarke Street, Penola**



## Character Filled Cottage on Two Titles

Rarely does a property like this come along in historic Penola;

A beautifully maintained, solid stone character home with attractive street presence... Situated on one of two adjoining titles, approx. 1400m2 with immaculate lawns, mature shady trees and a long list of improvements.

There is the opportunity to live in the house and sell the adjoining lot, and / or build on it (STCA).

Making this property even more attractive is the option to purchase a third adjoining block (18 Shank St) of roughly the same size listed separately ( <https://www.tdcpenola.com.au/property/529/sa> ) at a new price of \$40,000. Purchasing this block in conjunction, would take the combined property size to approx. 2,100m2 and gives you the opportunity to keep some animals (stables are on site), expand the garden or just enjoy more space.

The house itself has been lovingly maintained. Set back off the street, colonial windows take in the gorgeous views of lawn, garden and mature trees.

3 1 4 1,400 m2

<b>Price</b>	SOLD
<b>Property Type</b>	Residential
<b>Property ID</b>	615
<b>Land Area</b>	1,400 m2

### Agent Details

Karly Honner - 0438339729

### Office Details

Penola  
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0887372695

A very flexible floor plan with the adjoining kitchen, living and dining being located at one end of the house and the three bedrooms, bathroom and laundry / toilet coming off a central hallway to the opposite end of the house. Simply enjoy as is or take the opportunity to breath new life into this historic charmer.

The spacious living area is equipped with slow-combustion fire, air-conditioning and ceiling fan so you will be comfortable year-round. The master bedroom is huge and with wall to wall built in cupboards.

To the rear of the house directly off the kitchen is an expansive outdoor covered entertaining area. Here you can sit back and take in the quiet surrounds and enjoy the garden.

There is so much more to love about this property;

- Separate shower and bath.
- Separate toilet.
- Large linen cupboard.
- External shutters to the house.

Other improvements include;

- Shed with concrete floor & power.
- Rainwater & connected to mains water.
- Bore.
- Garden shed.
- Horse stables which could be converted to 4 bay vehicle garage / shed.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.