

# HILLS PROPERTIES

OPENING DOORS FOR YOU

SOUTH DISTRICT

Ref: G2925



## AT A GLANCE

- Air-conditioning
- Spacious living areas
- Private terrace
- Suitable for Cat 2
- Quality finishes
- Spacious living areas
- Fitted wardrobes
- Leasehold
- Working fireplaces
- Lockup garage
- Pantry
- Wine cellar

## SPECIFICATIONS

|               |                   |
|---------------|-------------------|
| Beds:         | 5                 |
| Baths:        | 2                 |
| Terrace area: | 27m <sup>2</sup>  |
| Living Area   | 279m <sup>2</sup> |

## OUTGOINGS

|                  |                        |
|------------------|------------------------|
| Service charges: | N/A                    |
| Rates:           | £161.25<br>per quarter |

## DESCRIPTION

Beautiful family home for sale in the South District.

Ideally located close to St. Joseph's School and Rosia Bay, this impressive semi-detached property enjoys very spacious living area (c.279sqm internally) and comprises five bedrooms and two bathrooms (master ensuite) plus guest WC. Fully refurbished to a high standard throughout, it boasts numerous features including reverse cycle air-conditioning, a 27sqm private terrace, working fireplaces, and a private wine cellar. One of the bedrooms is currently being used as a games room. Further features include a large pantry, utility room, and a lockup garage and carport, with direct access to the property, which accommodates three cars. Leasehold with c.84 years remaining. Sold on the open market with no residency restrictions. Suitable for Category 2 and HEPSS.

Viewing is highly recommended.

**£1,750,000**

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