

# HAWTHORN

## 55 Sussex Terrace

# BRENTON WARD

[www.brentonward.com.au](http://www.brentonward.com.au)

**SELLING?**

Our fee % incl GST  
**Free appraisals**

## Auction Sat Sept 18th at 11.30 am



### Sandstone Bungalow plus self contained flat, suit large family

Situated in prestige location this family home has large entrance foyer, formal living, dining, kitchen adj family/meals room, 4/5 brs or study. Flat has open plan living/dining/kitchen, bedroom, ensuite and large walk in robe. Features include ornate ceilings, fire places, bir's, heating and ducted cooling, workshop and carport. The grounds are well established with a large outside covered entertaining/bbq area.

#### Property Details:

Council zoning: Residential CP area 9, Council rates: \$TBA pa, SA Water: \$287.75 pq, Emergency Services Levy: \$136.30 pa, Land size: approx 1,000 squ metres, Certificate of title: Volume 5254 Folio 408



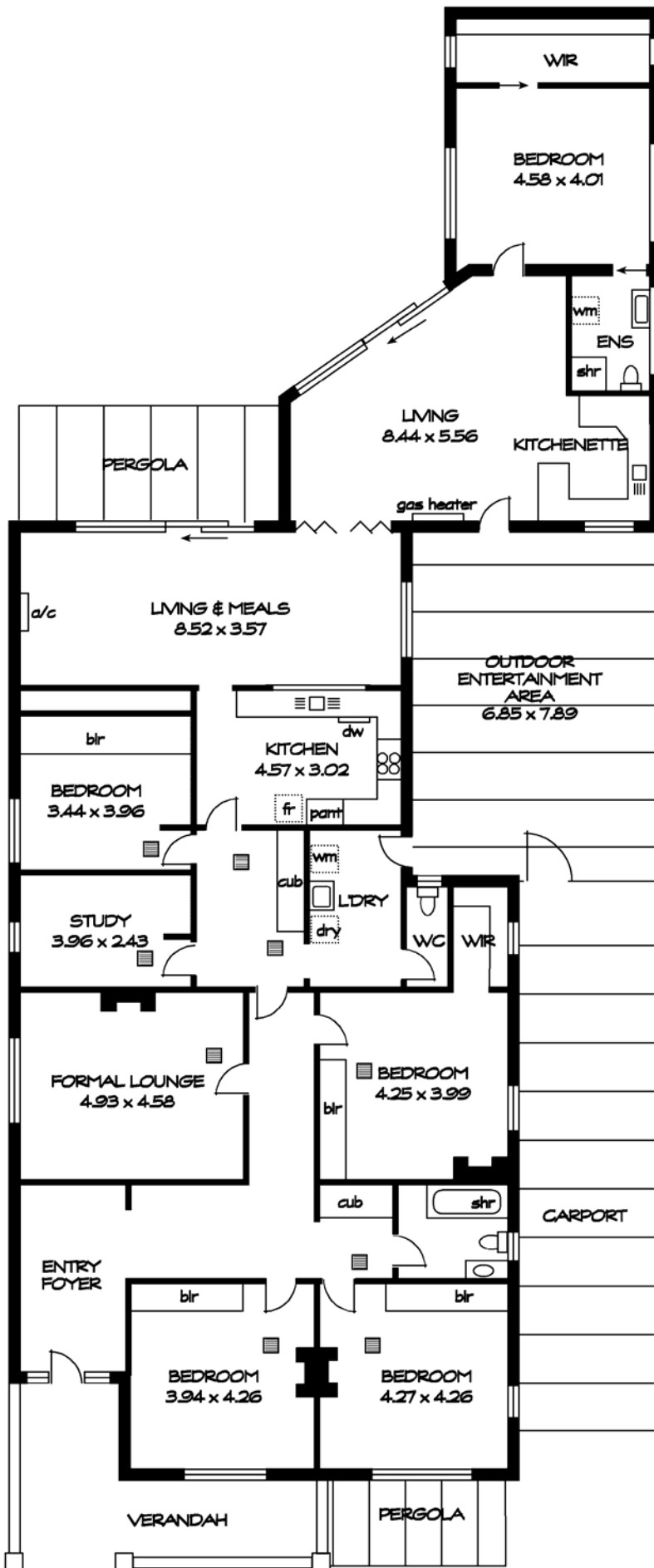
**DETAILS: Brenton Ward 8232 3822 Mob 0412 348 212**

Should you be interested in any of the property please inform the salesperson so they can notify you if any offers are submitted on the property.

*While every endeavour has been made to verify the correct detail in this brochure, neither the Agent nor Vendor accepts liability for any error or omission. Terms and conditions for the conduct of an Auction and Section 7 statements relating to encumbrances and other matters affecting the property may be inspected at the agents office 3 business days prior to the auction and at the place of auction 30 minutes before the same commences.*

**BRENTON WARD PTY LTD** ABN 14 108 335 708 RLA181704 95 HUTT STREET ADELAIDE SOUTH AUSTRALIA 5000  
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TO SHED



## Selling?

Our professional fee is

**1** .1% including GST  
(min \$2,200)  
More money in  
your pocket  
Free appraisals

Brenton Ward 8232 3822

Mobile 0412 348 212



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10 GREAT REASONS TO USE BRENTON WARD REAL ESTATE  
FOR YOUR NEXT PROPERTY TRANSACTION:

1. Affordable fees.
2. Prompt professional service.
3. Free appraisals.
4. Top prices.
5. 20 years industry experience.
6. Local knowledge.
7. Enthusiastic salespeople.
8. Buyers waiting.
9. Internet listings.