

# BRENTON WARD

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## ROSE PARK 59 Watson Avenue

Auction on the property April 23, 2016 at 11.00am (unless sold beforehand.)

### CLASSIC CHARACTER LADEN FREESTONE VILLA OF EIGHT MAIN ROOMS - CIRCA 1895

Comprising formal living and dining rooms separated by a timber and leadlight divider. There are 3 good size bedrooms, updated kitchen with pantry and refurbished bathroom. The family room, which has full-length windows overlooking the well-established rear garden. Features include a pot-belly stove and split system reverse cycle air conditioner. Timber or Marble fireplaces grace several rooms. There is rear vehicle access to a double carport with roller doors.

#### Property Details:

Council zoning: Historic Conservation,  
Council rates: \$2,498.90 pa,  
SA Water: \$392.17 pq, Emer Services Levy: \$576.00 pa,  
Land size: 15.24m x 45.72m,  
Certificate of title: Volume 5650 Folio 333




### DETAILS: Brenton Ward 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.*

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## Selling?

Our professional fee is

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

Brenton Ward Mob 0412 348 212

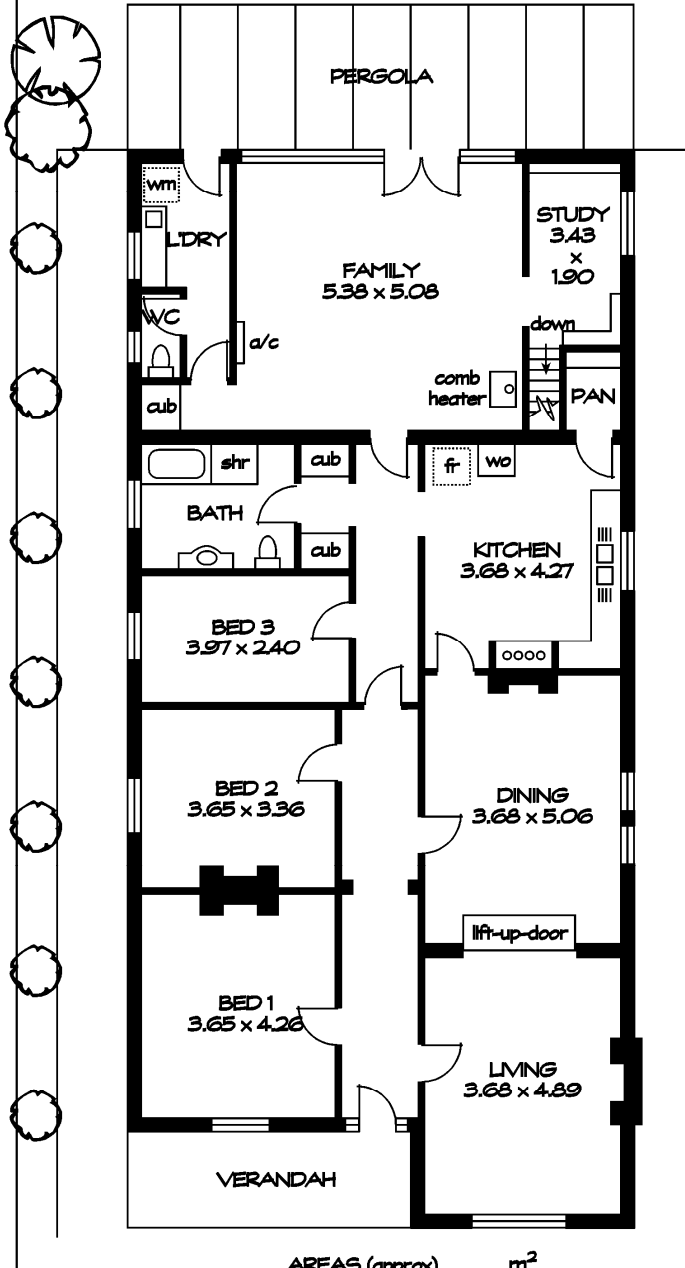
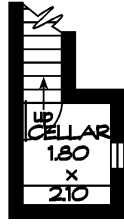
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FOR YOUR NEXT PROPERTY TRANSACTION:

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6. Local knowledge.
7. Enthusiastic salespeople.
8. Buyers waiting.
9. Internet listings.

1 2 3 4 5 6 7 8 9 10



↑  
TO CARPORT  
via rear access  
5.40 x 5.20



AREAS (approx)	m <sup>2</sup>
LIVING:	184
CARPORT:	4
PERGOLA:	26
VERANDAH:	9
CARPORT:	28
TOTAL	251