

# BRENTON WARD

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## NORWOOD

71 Kensington Road



### Classic Sandstone Fronted Return Verandah Villa Offices

Located on popular main road near city the house has 6 main rooms plus cellar, approximately 190 square metres and ample on site parking to the rear.

The property provides an opportunity to upgrade and refurbish for a variety of uses STCC.

**AUCTION:** SATURDAY JULY 23 at 11.00am (Unless sold prior)

#### Property Details:

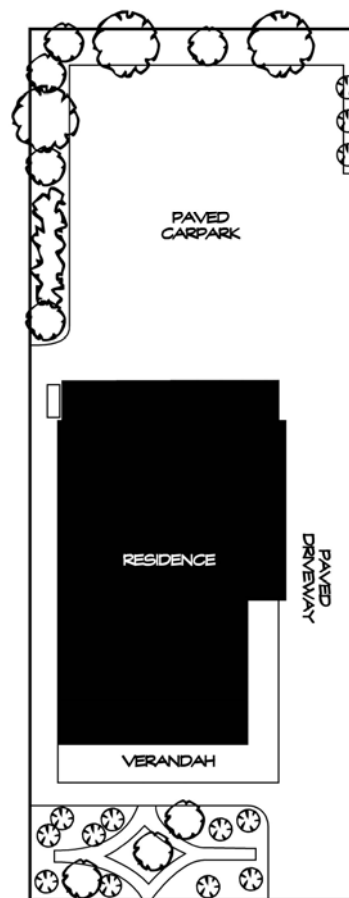
Council zoning: Mixed Use B, Policy Area 8.1 Kensington Road

Council rates: \$2,734.76 pa,

SA Water: \$TBA pq, Emergency Services Levy: \$1,188.50 pa,

Land size: Approx 670 squ metres,

Certificate of title: Volume 5077 Folio 690



### 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.*

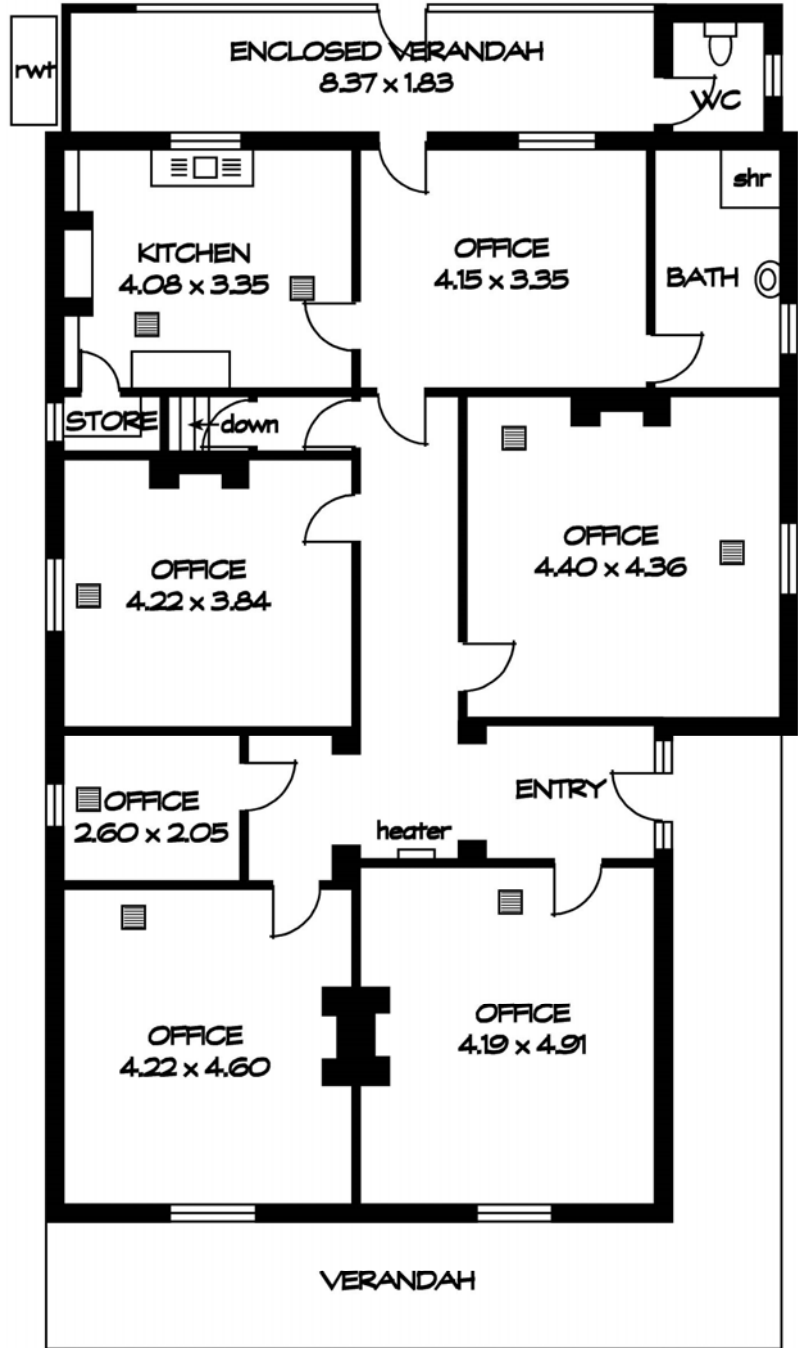
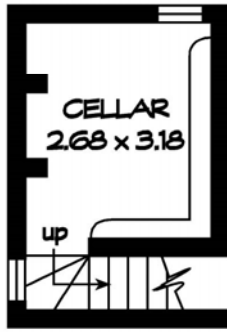
*Terms and conditions for the conduct of an Auction and Section 7 statements relating to encumbrances and other matters affecting the property may be inspected at the agents office 3 business days prior to the auction and at the place of auction 30 minutes before the same commences.*

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## 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.



LIVING AREA:	190 m <sup>2</sup>
(all measurements approx only)	

### Selling?

Our professional fee is

# 1

**.1%**

(min \$2,200)

More money in  
your pocket

Free appraisals

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