

TOORAK GARDENS

19 Grandview Grove

BRENTON WARD



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SELLING?

Our fee 1% incl GST
Free appraisals



**Auction Saturday November 18 at 11.00am
(Unless sold beforehand)**

Character Sandstone Fronted Return Verandah Bungalow with North Facing Rear Yard Ready For The Renovator.

Comprising 7 main rooms plus a sleep out in well maintained original condition. There is a tessellated tiled verandah leading to a large entrance hall. The spacious living/dining room with its high ornate ceilings is bright and airy. A wide passage leads to the 3 spacious bedrooms with a super-sized main bedroom. There is a large original kitchen at the rear with adjacent family room offering informal living, a feature of this room is a split system air conditioner for year round comfort. The bathroom has a built-in bath, separate shower, vanity and WC. There is a second toilet off the laundry which is adjacent the sleep out. The land size is approx. 920 square metres with side driveway and ample parking at the front under the carport.

Property Details:

Council zoning: Historic Conservation - Historic Conservation Area 7 Toorak Gardens (Fergusson Square), Council rates: \$ pa, SA Water: \$343.73 pq, Emergency Services Levy: \$ pa, Land size: 920 square metres approx, Certificate of titles: Volume 5697 Folio 726 & Volume 5866 Folio 136



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.

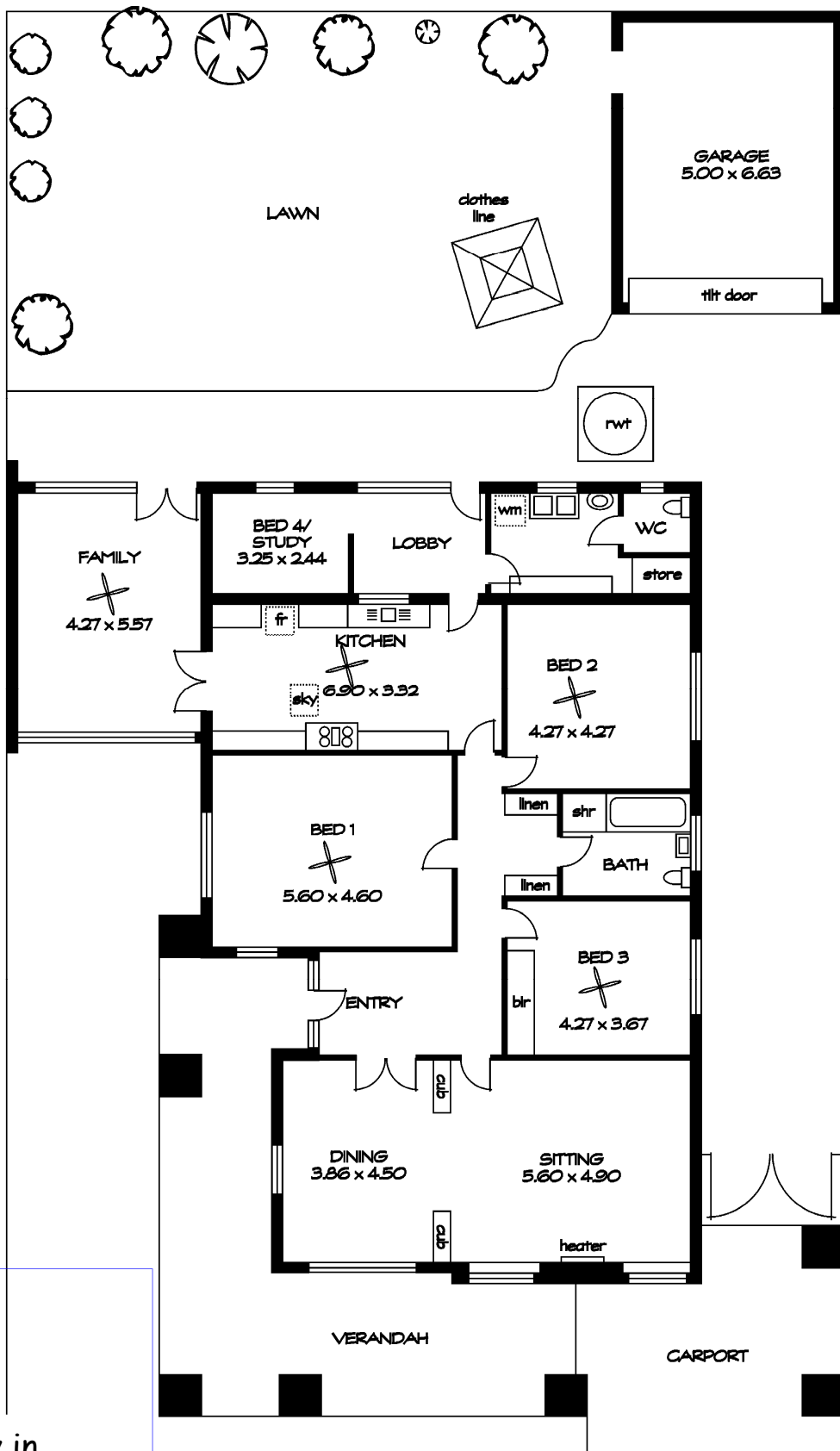
Terms and conditions for the conduct of an Auction and Section 7 statements relating to encumbrances and other matters affecting the property may be inspected at the agents office 3 business days prior to the auction and at the place of auction 30 minutes before the same commences.

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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.



AREAS (approx)	m ²
LIVING:	225
GARAGE:	38
CARPORT:	29
VERANDA:	54
TOTAL	346

Selling?

Our professional fee is

1

.1%

(min \$2,200)

More money in
your pocket

Free appraisals

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