

NORWOOD

21 Church Avenue

BRENTON WARD



www.brentonward.com.au

SELLING?

Our fee 1% incl GST
Free appraisals



Expressions of Interest closing Wednesday December 5 at 12 noon. Easy Living in Fabulous Norwood.

Downstairs there is a bedroom/study, formal lounge, formal dining, and a large open plan area for the kitchen, family dining and informal lounge, plus a separate laundry with a shower, toilet and hand basin and just outside is a covered pergola.

Upstairs has 3 bedrooms (master with bay window and robes, second with walk-in robe, third with balcony and robes) and family bathroom and toilet.

The home features superior quality plantation shutters throughout, polished floor boards, reverse cycle air conditioning, gas hws, 900mm stainless steel oven, gas cooktop with wok burner, Bosch dishwasher, range-hood, filtered water tap and large island bench with cupboard/drawer space and a wine rack beneath. Off-street in-line parking for at least 2 vehicles, with a tilt-panel door.

Property Details:

Council zoning: RC(Nwd) - Residential Character (Norwood), Council rates: \$2,127.13 pa,
SA Water: \$300.31 pq, Emergency Services Levy: \$99.65 pa, Land size: 362 sq metres,
Certificate of title: Volume 5753 Folio 55

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.

Selling?

Our professional fee is

1

.1%

(min \$2,200)

More money in
your pocket

Free appraisals

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Landlords

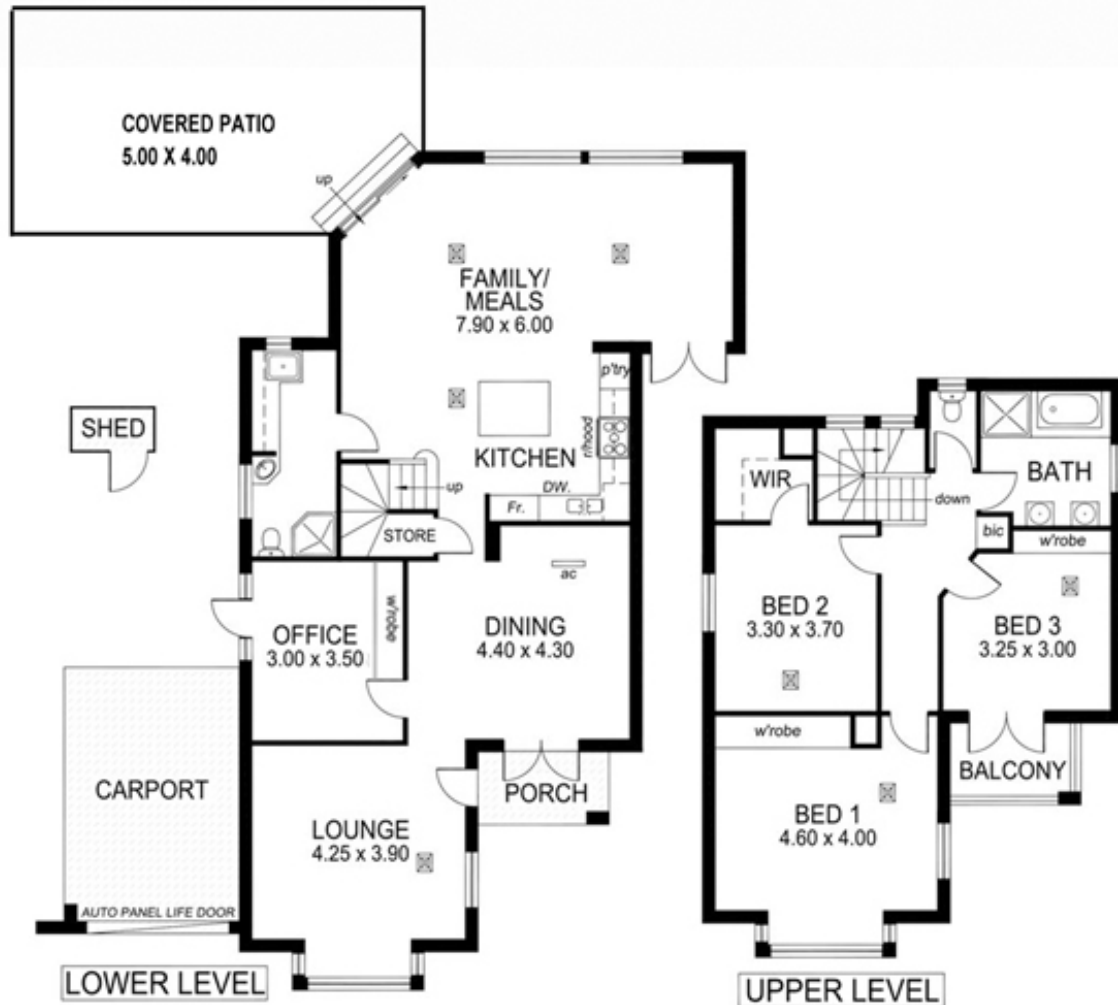
IF YOU'RE PAYING MORE THAN

6

.6%

THEN YOU'RE PAYING TOO
MUCH.
WE URGENTLY REQUIRE RENTAL
PROPERTY.

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TOTAL AREA: 229.72m²/24.70sqm
(Estimate only) (incl. porch, balcony & carport)

This drawing is for illustration purposes only.
All measurements are approximate only and information
intended to be relied upon should be independently verified.

1 2 3 4 5 6 7 8 9 10

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.

