

# BRENTON WARD

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## GLENSIDE

### 7/11 SYDNEY STREET



### Live In Or Let Out

Modern 2 bedroom unit adjacent Burnside shopping center. Features a neutral toned kitchen with dishwasher, wood toned cupboards and contrasting bench tops, updated bathroom, built in robes to both bedrooms, open plan dine in living, quality window fixtures and fittings throughout, split system air conditioner, intercom, balcony, car park and security gates. Close to shopping, transport and schools.

#### Property Details:

Council zoning: Residential - Glenside (Village) RPA20 ,  
Council rates: \$853.10 pa, SA Water: \$268.25 pq,  
Emergency Services Levy: \$171.20 pa,  
Strata Levy: \$250pq, Certificate of title: Volume 5882  
Folio 13 Strata Plan 21448



### 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  
your pocket

Free appraisals

Brenton Ward Mob 0412 348 212

## Landlords ....

IF YOU'RE PAYING MORE THAN

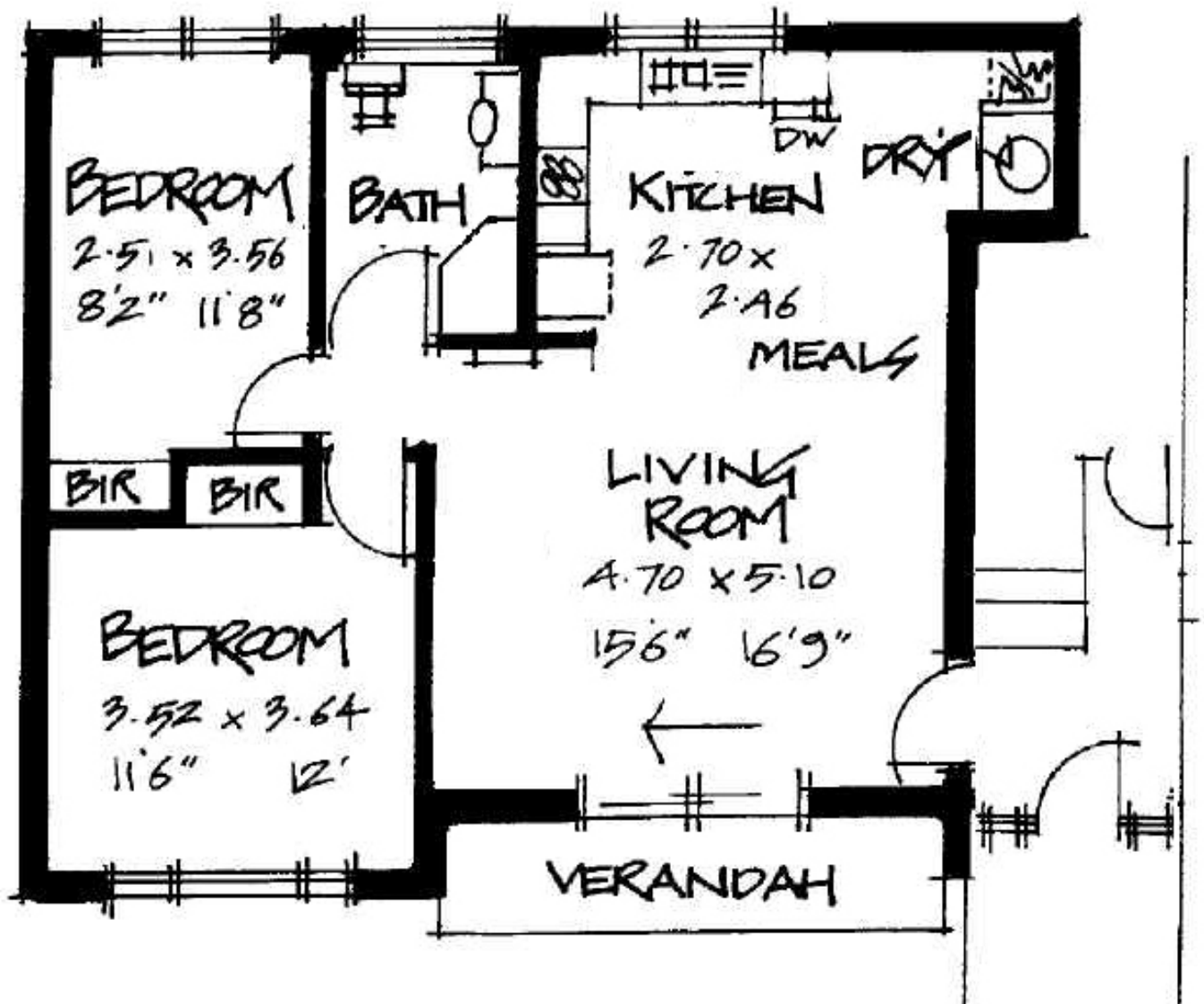
**6**

**.6%**

THEN YOU'RE PAYING TOO  
MUCH.

WE URGENTLY REQUIRE RENTAL  
PROPERTY.

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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.

