

A large, two-story brick house with a tiled roof and a wide verandah. The house is surrounded by lush greenery and a stone wall. A driveway leads to a carport.

BRENTON WARD



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SELLING?

Our fee 1% incl GST
Free appraisals

ALDGATE -25 Kanmantoo Road

Substantial Solid Brick Family home for larger family.

The brick paved driveway leads to a 3 car carport adjacent the front entrance with large stone walls bordering the stairway accessing the tiled verandah and front entrance. The home is built around a central atrium giving internal light to several areas including the entrance and adjacent open plan living/dining area which features a combustion heater for those chilly nights.

The kitchen/meals has been updated and has plenty of cupboard space with both gas and electric appliances, there is also a dishwasher.

The large family room has built in bookcases built around the central heating system providing both warmth and heated towel rails to the bathrooms and laundry.

There are 4 bedrooms or 3 and a study which has been equipped with a bookcase and desk for those wanting a home office. The main bedroom has ensuite and built in robes. Outside there is a large timber deck overlooking the sparkling, heated in ground pool with attached spa.



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

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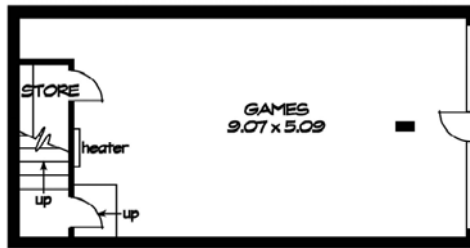
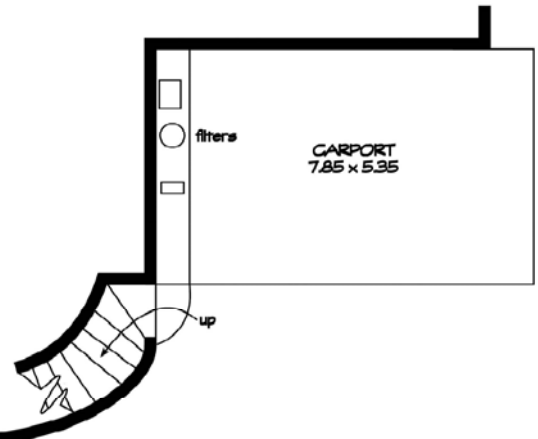
.1% including GST

(min \$2,200)

More money in
your pocket

Free appraisals

Brenton Ward Mob 0412 348 212



LOWER LEVEL

Property Details:

Council zoning: Country Living,

Council rates: \$2,535.95 pa,

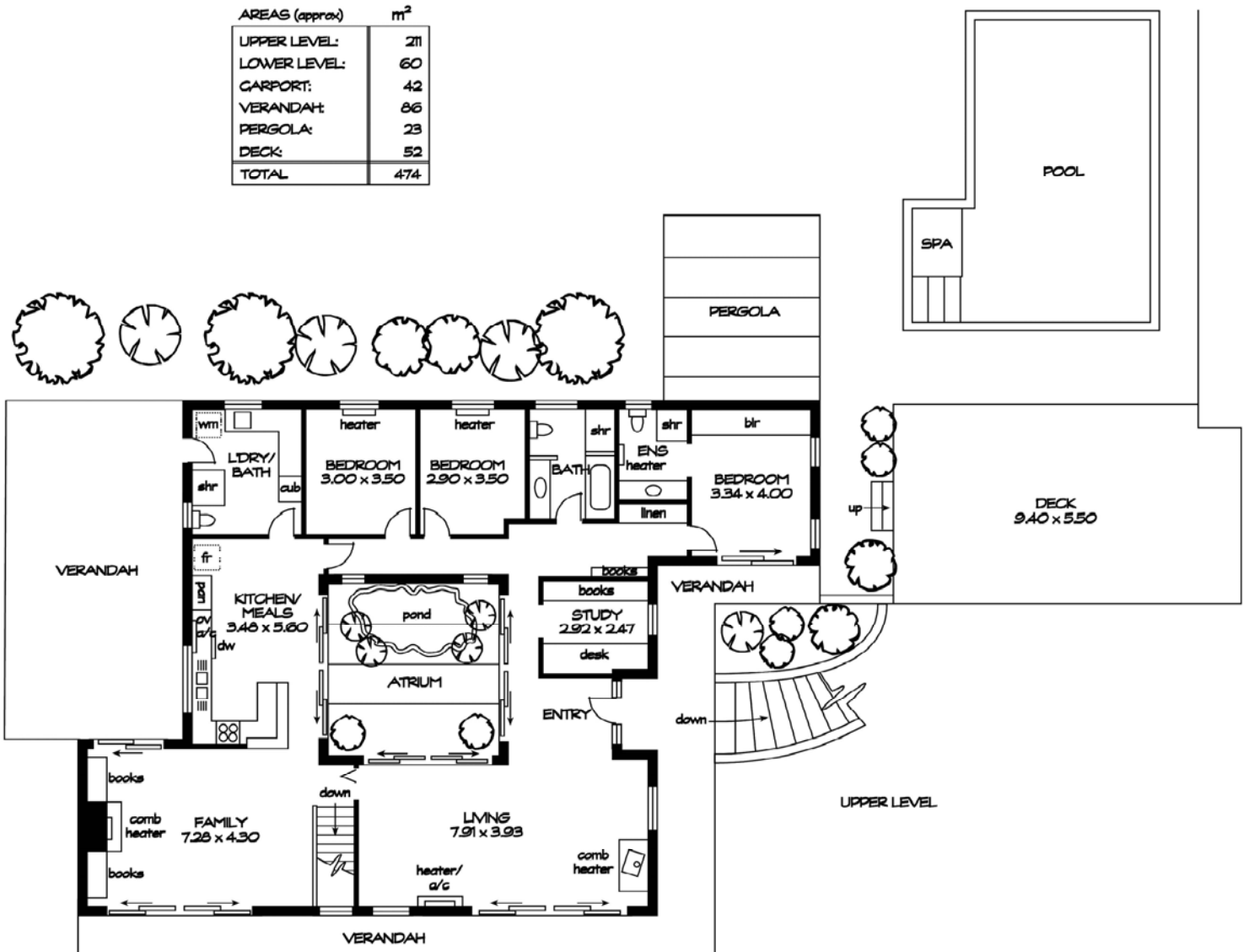
SA Water: \$75.40 pq,

Emergency Services Levy: \$172.05 pa,

Land size: 2625 squ m,

Certificate of title: Volume 6064 Folio 793

| AREAS (approx) | m ² |
|----------------|----------------|
| UPPER LEVEL: | 211 |
| LOWER LEVEL: | 60 |
| CARPORT: | 42 |
| VERANDAH: | 86 |
| PERGOLA: | 23 |
| DECK: | 52 |
| TOTAL | 474 |



UPPER LEVEL