



Rostrevor 4 Weemala Crescent



Elevated allotment in leafy green Rostrevor



UNDER INSTRUCTIONS FROM THE PUBLIC TRUSTEE

Auction Friday 14th May @ 1:30pm.

Whether it be a project you're seeking, or that perfect block to build your dream home, 4 Weemala Crescent offers extreme opportunity!

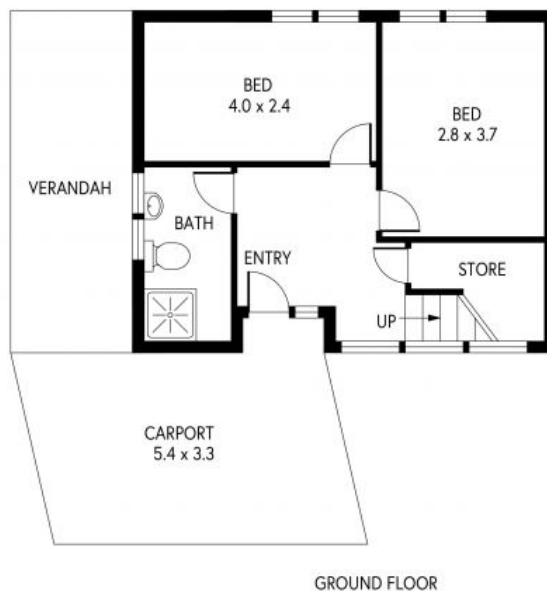
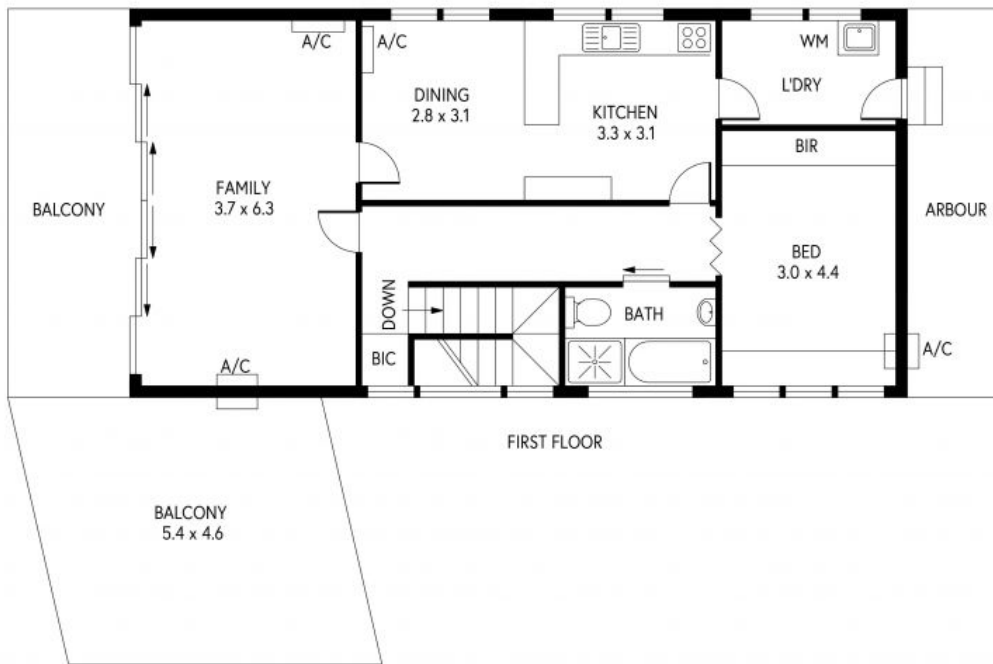
A humble two storey home with a need for attention currently inhabits the 1000sqm (approx.) allotment, overlooking the treetops below.

A short walk to the entrance of Morialta Falls, or make your own way, with an abundance of nature walks at your fingertips. Rostrevor college is within walking distance, just a 2km walk, or take advantage of the bus route along Stradbroke Road.

A quirky two level home with three bedrooms of ample size, two original bathrooms and large family room to entertain, the home needs some work to live in comfortably immediately. Or take advantage of the large allotment, call your architect and construct a palatial residence in an area with multiple million dollar sales in close proximity.

Council Rates - \$2,031.30 pa
SA Water - \$177.16 pq
Emergency Services Levy - \$145.80 pa

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice.



4 WEEMALA CRESCENT, ROSTREVOR

INTERNAL	- 132.0 SQM
EXTERNAL	- 70.0 SQM
TOTAL	- 202.0 SQM

PRODUCED BY CLIQUECREATIVE

Sam Grover
0419 379 947

Fox Real Estate
232 Melbourne Street
North Adelaide, SA, 5006
Telephone : 08 8267 4995
foxrealestate.com.au

All information provided (including but not limited to the property's land size, floor plan and floor size, building age and general property description) has been obtained from sources deemed reliable, however, we cannot guarantee the information is accurate and we accept no liability for any errors or oversights. Interested parties should make their own enquiries and obtain their own legal advice.

Should this property be scheduled for auction, the Vendor's Statement can be inspected at our office for 3 consecutive business days prior to the auction and at the auction for 30 minutes before it starts. If you are seriously considering this property we strongly recommend that you advise the Agent so that you can be contacted if the Vendor decides to accept an offer prior to auction or offers by deadline.