BRUSE
REAL ESTATE

3 Generations of success

LIGHTSVIEW
16 Ludgate Avenue



THEON BRUSE
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LOVE THE LIFESTYLE IN LIGHTSVIEW.
SINGLE LEVEL TORRENS TITLE HOME.

Excellent value for money!

Set on a lovely tree-lined street and only a short walk to many open green spaces, parks and children's playgrounds. Lightsview has so much to offer.

A great lifestyle awaits you.

Ready to move into now with vacant possession for owner buyers.

Perfect investment property for an investor's portfolio.

Light and bright open plan living and dining room with a seamless flow to the outdoor courtyard and easy care garden areas.

Fully fitted kitchen complete with excellent bench space and storage. Perfect for entertaining and family living.

2 good size bedrooms, both with built-in robes.
Generous designer bathroom.
Rear access to secure undercover carport for a large car.
Contemporary gardens.
Single level and Torrens Title.

I look forward to showing you through at one of the advertised open inspections.

This property is being sold by Best Offers.

Get Excited.

PROPERTY INFORMATION

- **Certificate of Title**
  Volume 6069 Folio 136
- **Council**
  City of Port Adelaide Enfield
- **Zoning**
  Master Planned Neighbourhood
- **Council Rates**
  $1,220.40 per year
- **SA Water Rates**
  $767.40 per year
- **Emergency Services Levy**
  $146.75 per year
- **Year Built**
  2010
- **Land Size**
  132sqm
- **School Zoning**
  Hillcrest Primary School
  Roma Mitchell Secondary College

PROPERTY LINK (incl Form 1)

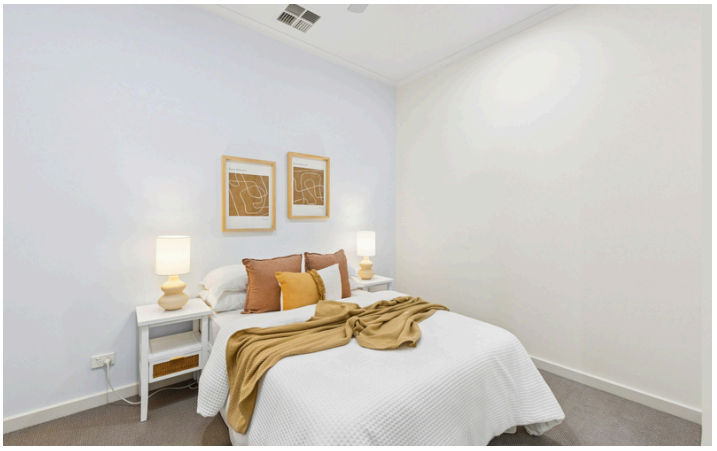
LETTER OF OFFER















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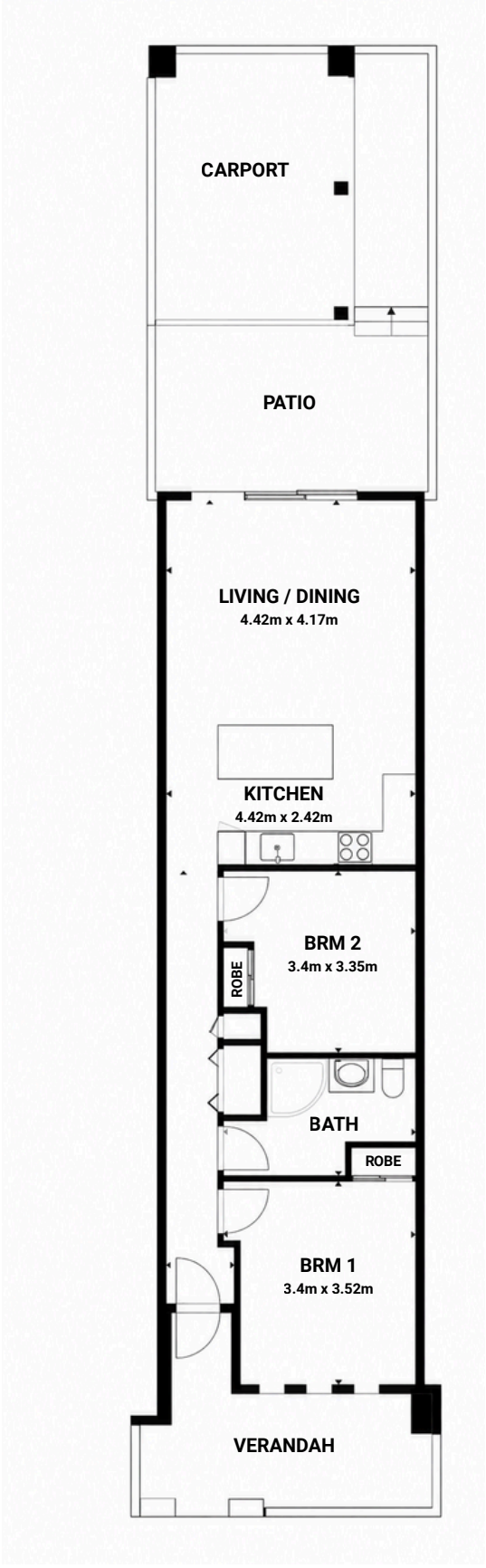

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www.bruse.com.au

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