BRUSE
REAL ESTATE

3 Generations of success

VALE PARK
10 Cambridge Street



THEON BRUSE
0419 816 470
theon.bruse@bruse.com.au

BIG ALLOTMENT. WIDE FRONTAGE. BEAUTIFUL LOCATION.

Set on one of Vale Parks prettiest streets.

A minutes walk to Hamilton Reserve and Linear Parks walking trails and tranquil nature reserves. This location is inspirational.

Build your dream 'forever' home.

Develop the site (STCC).

Renovate the existing original home.

So many options.

NOTE: There is an easement on the left side of the allotment for an unused right of way and also for the Minister of Infrastructure for wastewater.
(as noted on the siteplan)

Torrens Title.
780sqm approximately.
24.72m x 32m.

The current family home is in decent condition and is very generous in size. One could renovate this home to add value and enjoy a wonderful family living environment.

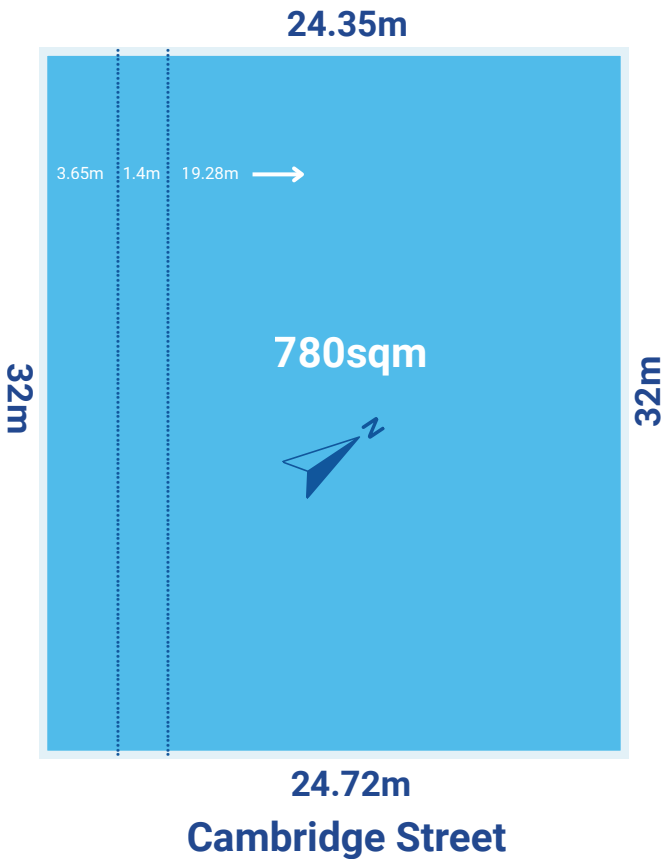
Perfect to rent out while you organise building approvals to develop.

- Extensive living rooms
- Separate family/ rumpus room
- 3 big bedrooms
- Neat and tidy bathroom
- Separate WC
- Separate laundry room
- Kitchen and dining room
- Large family/living room
- Huge undercover entertaining areas
- Huge garage
- Established gardens and lawn areas
- Ducted air-conditioning
- Gas cooking and a dishwasher

For sale by best offers.

PROPERTY LINK (incl FORM 1)

LETTER OF OFFER



PROPERTY INFORMATION

- **Certificate of Title**
  Volume 5613 Folio 948
- **Council**
  Town of Walkerville
- **Zoning**
  GN - General Neighbourhood
- **Council Rates**
  $1,981.30 per year
- **SA Water Rates**
  $1,078.44 per year
- **Emergency Services Levy**
  $133.30 per year
- **Year Built**
  1964
- **Land Size**
  780sqm
- **School Zoning**
  Vale Park Primary School
  Charles Campbell College











VALE PARK
10 Cambridge Street



357 Greenhill Road
Toorak Gardens
bruse.com.au
RLA: 181689

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own inquiries and obtain their own legal advice.