

**ALL CLIENTS  
PLEASE CALL  
THE SALES PERSON  
TO ARRANGE A 1 ON 1  
PRIVATE INSPECTION OF THIS  
PROPERTY**



**7 Kapoola Avenue Felixstow SA**

**3** **1** **3**

WE ARE OPEN FOR BUSINESS.  
BRUSE ARE SELLING WITH DIGITAL TECHNOLOGY - -  
- CHECK THE VIRTUAL TOUR FOR THIS PROPERTY.  
PLEASE CALL US FOR A VIEWING APPOINTMENT FOR  
THIS HOME. DUE TO GOVERNMENT REGULATION WE  
ARE CONDUCTING PRIVATE VIEWINGS FOR ONE  
BUYER GROUP AT A TIME.

**Land Size** : 867 sqm  
**View** : <https://www.bruse.com.au/sale/sa/eastern-suburbs/felixstow/residential/house/5549562>

This home is a well maintained home owned by one family for many years. A very well cared for home offering excellent accommodation for family living.




**Bevan Bruse**  
**08 8431 8181**



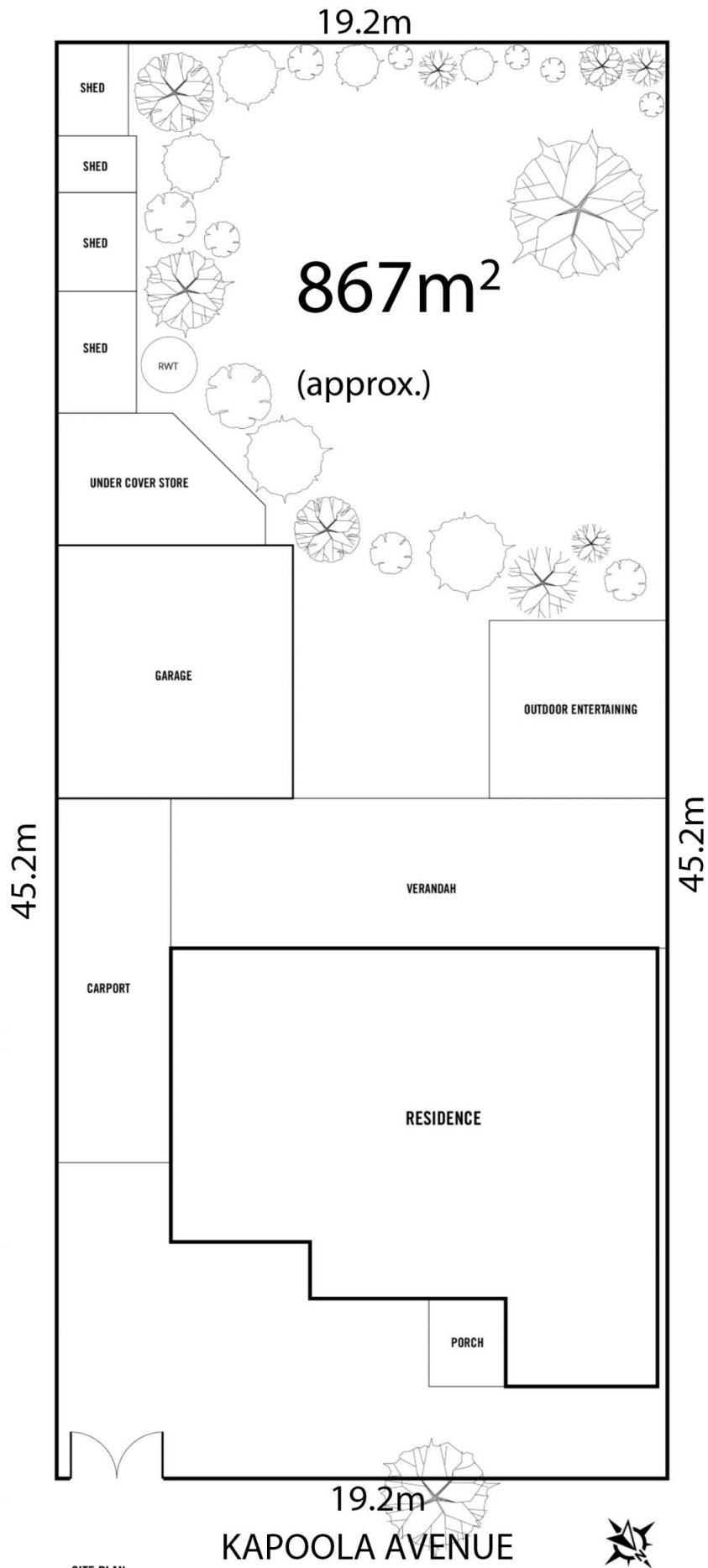
**Theon Bruse**  
**08 8431 8181**

The home itself offers generous living areas, excellent bedroom accommodation. Upgraded kitchen and bathroom. Large patio to the rear of the home, excellent carport, lock up garaging and store rooms. A well manicured garden to the rear of the home with fruit trees



<b>316m<sup>2</sup></b>	127m <sup>2</sup>	21m <sup>2</sup>	43m <sup>2</sup>	33m <sup>2</sup>	71m <sup>2</sup>	21m <sup>2</sup>	
<b>TOTAL</b>	Living	Shed	Garage	Porch/ Carport	Verandah/ Store	Outdoor Entertaining	

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.



SITE PLAN  
NOT TO SCALE

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