



**3/17 Richardson Avenue Tranmere SA**

4 2 2

SOLD BY THEON BRUSE.

LOCATED ADJACENT A PARK AND ONLY A SHORT WALK TO THE GUMS RESERVE. THIS QUIET LOCATION IS PERFECT. DRIVE PAST TO BE IMPRESSED.

Purchase now and choose your desired internal colours. A great opportunity to buy at todays price and watch the growth in-between now and completion, early next year. 10% deposit paid now and the balance on completion.

TOP SCHOOL ZONES.  
Magill Primary School.  
Norwood Morialta High School.

MAIN BEDROOM SUITE ON THE GROUND LEVEL WITH LUXURIOUS ENSUITE BATHROOMS AND WALK IN ROBES.

3 other very big bedrooms on the upper level. All with excellent storage & 2 of the bedrooms even include large walk-in robes.

2 VERY GENEROUS LIGHT FILLED LIVING AREAS. One on each level. The upper level living room is a proper size living room, perfect for growing families. A really unique

**Price** : \$ 970,000

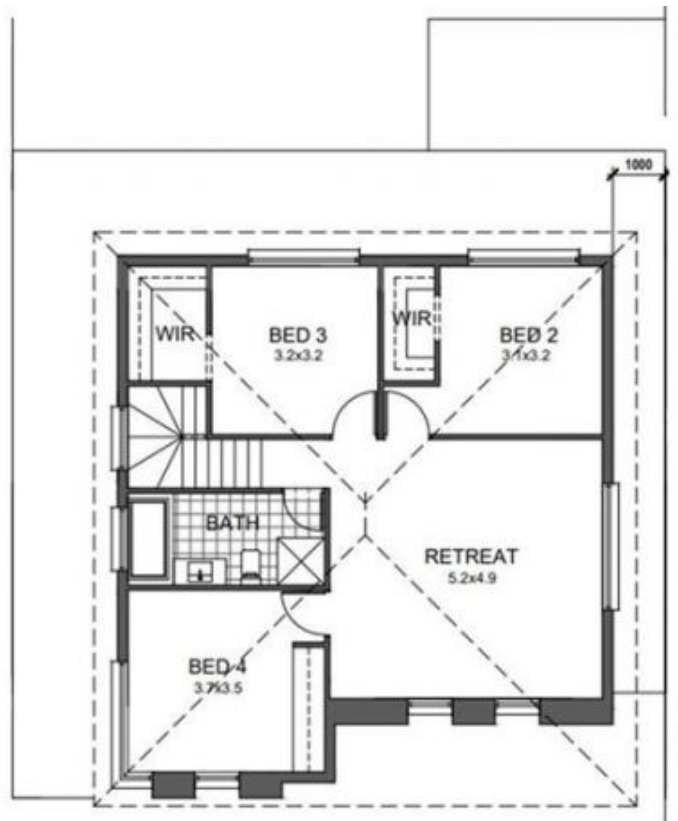
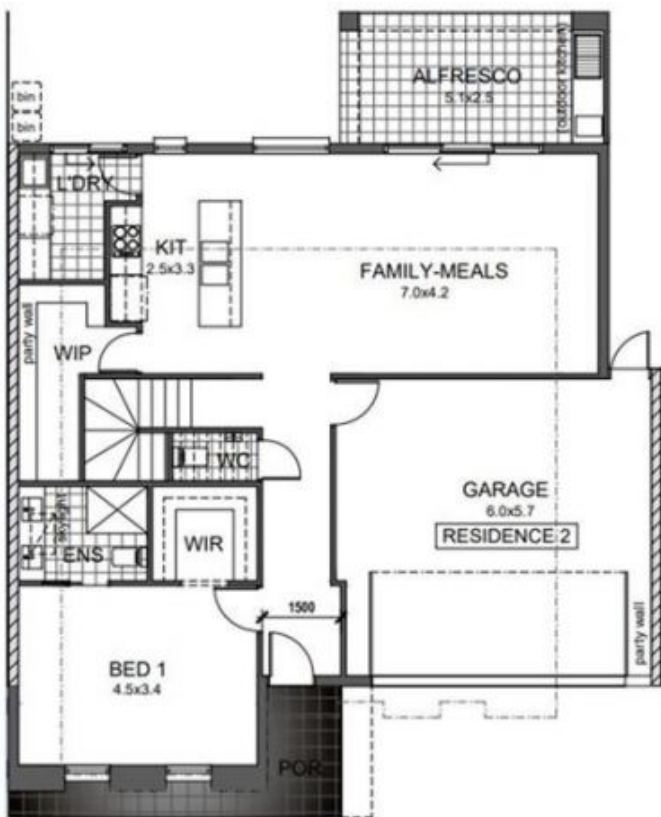
**View** : <https://www.bruse.com.au/sale/sa/eastern-suburbs/tranmere/residential/house/6957850>



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

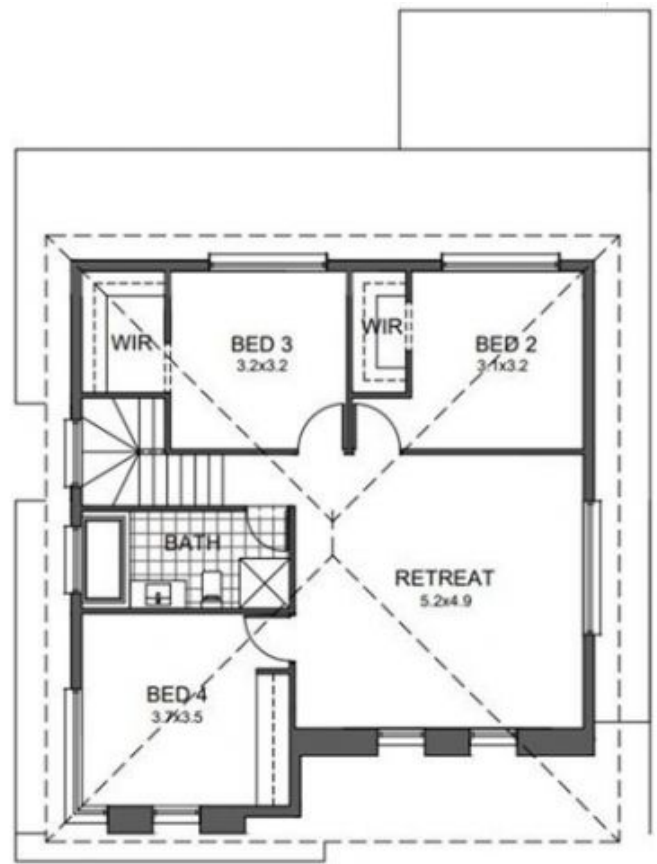
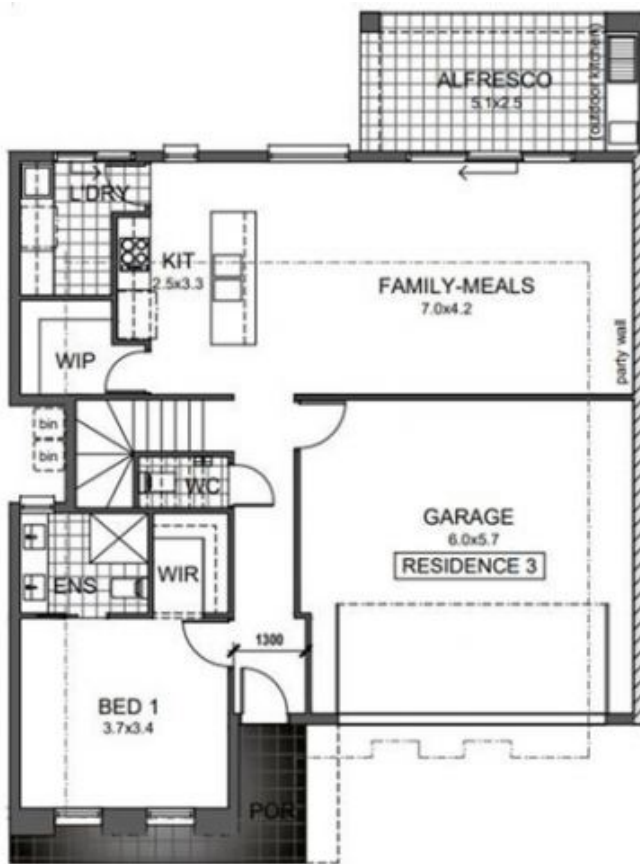


**Toby Shipway**  
**8413 8181**



AREAS	m2
LOWER LIVING	95.62
UPPER LIVING	88.42
GARAGE	37.72
PORCH	6.72
ALFRESCO	12.75
<b>TOTAL</b>	<b>241.23</b>

SITE AREA:	246 sqm
P.O.S:	50 sqm



AREAS	m2
LOWER LIVING	90.59
UPPER LIVING	88.39
GARAGE	34.88
PORCH	5.89
ALFRESCO	12.61
<b>TOTAL</b>	<b>232.36</b>

SITE AREA:	246 sqm
P.O.S:	50 sqm