



## 5 Victoria Avenue, Medindie

 5  2  4

**John Colley**  
0418 816 621



### 'FABULOUS FAMILY VILLA OF 11 MAIN ROOMS WITH NORTH/SOUTH TENNIS COURT'

**Web ID:** 14603110930

For Sale by Expressions of Interest closing Wednesday 16th September at 4.00pm (unless sold beforehand)  
Price Guide: \$2,000,000 - \$2,200,000

Wonderfully situated within close proximity of excellent schools, this beautifully presented property provides extensive family accommodation - just perfect for those who entertain. On large established grounds - approx. 1,253 sqm, incorporating a floodlit north/south tennis court, the home boasts wide 'arched hallway', 4/5 bedrooms, study, multiple living/entertaining rooms, 'white' kitchen, 2 bathrooms and wine cellar. A very hard to come by, highly recommended offering, in an outstanding location.

Title Reference: Volume 5376 Folio 782

Zoning: Residential Character 14 - Medindie

Council: Corporation of the Town of Walkerville

Council Rates: \$4,193.00 per annum

SA Water Rates: \$1,715.16 per annum plus usage

Emergency Services Levy: \$366.40 per annum