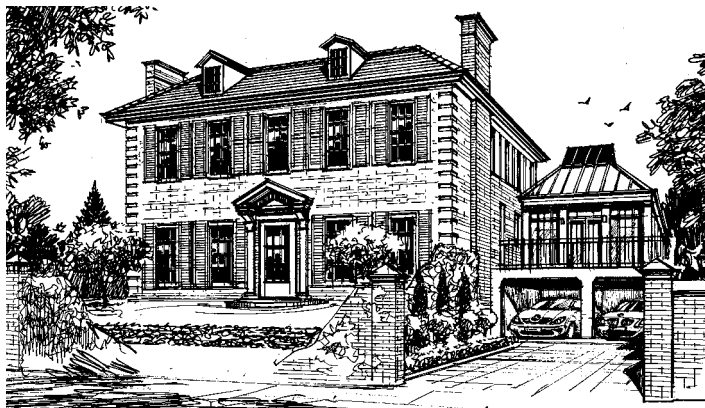


Bernard H. Booth Pty. Ltd.

North Adelaide 198 Stanley Street Preliminary Auction Notice

PHONE AGENT TO REGISTER FOR MIDWEEK INSPECTION

Magnificently elevated Georgian Style residence of some ten elegantly disposed main rooms sited on a generous and manicured garden allotment of some 980 square meters approximately, with views to the hills and city skyline.



An exclusive North Adelaide opportunity on arguably one of Adelaide's most prestigious boulevards and surrounded by some of the finest residences in the state.

An exceptional family or executive lifestyle opportunity comprising gracious reception hallway, four large bedrooms, study, three bathrooms including a self contained guest suite on the lower level with kitchenette. Gracious formal living room and adjacent elegant formal sitting room, overlooking the front gardens. An incredible sun bathed conservatory adjoins the opulent chefs kitchen ideal for entertaining which overlooks and

opens to a stunning and private rear outdoor terrace area enjoying a delightful northern orientation. Excellent garaging.

A classically crafted iconic North Adelaide masterpiece which has been cleverly upgraded and extended in this exclusive premium residential position.

Auction: on a date to be advised (unless sold beforehand)

Jamie Brown 0413 000 887 - Net ID: 1709938

Unley Residence 2, 3 Allen Grove Preliminary Notice

INSPECT SUNDAY 11.00 A.M. - 12.00 NOON

Stylish townhome residence superbly appointed and brilliantly located in a whisper quiet enclave of quality homes just off all the buzz of King William Roads café and shopping precinct. Large wine cellar.

Stunning open plan design including opulent kitchen with the best appliances available which overlooks the casual dining and living areas and boasting cosy underfloor heating. This light and bright living area is surrounded by a sun drenched outdoor entertaining setting which is accessed by café doors all enjoying a delightful northerly orientation. Accommodation is excellent with three bedrooms. Master bedroom downstairs with superb ensuite bathroom also with underfloor heating. The two other bedrooms upstairs have built in robes and an adjacent study area. A beautifully presented and stylish residence that has been afforded every luxury and offers a brilliant cosmopolitan carefree lifestyle opportunity. A must to inspect.

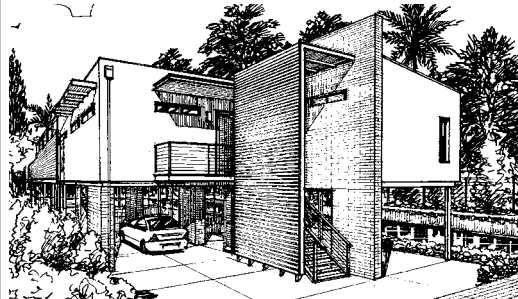
Jamie Brown 0413 000 887 Net ID: 1764149



Norwood 34 Birrell Street

INSPECT SUNDAY 12.30-1.30 PM. & MONDAY 5.30-6.00 PM.

"Live amongst the treetops" - Breathtakingly elevated and orientated executive residence Circa 2008 ideally positioned amidst an enclave of natural fauna. Offering a captivating and mystical setting but just minutes to all the exciting vigour of Norwood Parade.



Light bright open plan living and entertaining area including casual dining, living areas and well equipped gourmet kitchen open by café doors to a stunningly elevated timber decking area which is encompassed by a botanic oasis and meandering creek below. Accommodation is excellent with three bedrooms, two bathrooms all enjoying beautiful outlooks. Master bedroom enjoying a stylish ensuite bathroom. Quality abounds in this well crafted residence with excellent fixtures and fittings throughout. A most captivating and enchanting modern masterpiece offering an indulgent private lifestyle so close to the most iconic cosmopolitan strip in Adelaide. You will not find another opportunity like it!

Jamie Brown 0413 000 887 Net ID: 1719876

North Adelaide 20 Sussex Street

INSPECT SATURDAY 3.00-3.45 P.M.

Stunning light and bright townhouse with great views. Absolutely immaculate throughout and located in tightly held prestigious North Adelaide. Comprising three large bedrooms, master with ensuite, walk-in robe and north facing balcony. Delightful

open plan living upstairs including magnificent kitchen and two more bathrooms. A very private and secure property complete with all the mod cons. A pleasure to offer. **Price: \$1,045,000.**

Richard Hayward 0418 825 455 RLA 224119 Net ID: 1672487

Northgate 20 City View Boulevard

INSPECT SUNDAY 4.00-4.45 P.M. **Lightsview**

Adelaide's newest suburb. Stunning architecturally designed townhouse with spectacular views to the hills and the city.

Fronting landscaped reserve, comprising three bedrooms, two bathrooms, two living areas and balcony with stunning views. Other features include private timber decking and landscaped central courtyard, double garaging and numerous technological and environmental initiatives.

Price: \$479,500 Vendor instructs to submit all offers.

Richard Hayward 0418 825 455 RLA 224119 Net ID: 1380497

Glenunga 16 Le Roy Street

AGENT ON SITE SATURDAY 2.00-3.00 P.M.

Brand new master built courtyard home. Two living areas, two bathrooms, three bedrooms, outdoor entertaining, Torrens Title, quality finishes. Due for completion mid September 2010. **Value at \$750,000.**

Paul Carey 0411 500 652 RLA 146230 Net ID: 1555895

St Peters 38 First Avenue

INSPECT SAT. 1.00-1.45 P.M., SUN. 11.00-11.45 A.M. & MON. 12.00 NOON-1.00 P.M.

Character Sandstone Single Fronted Villa Family Residence. Superbly presented with floorboards throughout the original residence

flowing through to the more recent modern North facing open plan family living, dining and kitchen with parquetry flooring and wine cellar. Double French doors opening out onto the sunbathed timber deck and garden. Delightful paved garden courtyard with hedge surround creates a large private entertaining retreat. Three large bedrooms all with large timber framed windows for beautiful natural light and ornate fireplaces. Modern loft constructed above the rear double garage provides a luxurious guest quarters or teenager retreat. Single carport off First Avenue and access to double garage off Second lane complete this exquisite family residence.

Auction: Saturday, 7th August at 11.00 a.m.

(Unless sold beforehand) Auctioneer: **Bernard Booth**

Patrick Booth 0418 818 976 Net ID: 1714452

Walkerville 29 Brunswick Street

INSPECT SATURDAY 2.00-2.45 P.M.

Magnificent original double storey family residence with inground pool, located in one of Adelaide's finest locations.

Full of potential on some 1366 sq.m. approx. of land. Full of character and charm throughout comprising some ten main rooms, this property provides an exciting opportunity. The original features complement the formal rooms & imposing entrance. **Price: \$1,295,000.**

Richard Hayward 0418 825 455 RLA 224119 Net ID: 1621991