

The following advert is for Saturday 19.11.2011



Patrick Booth  
0418 818 976

# Bernard H. Booth

Pty. Ltd.



Bernard Booth

## Saturday Auction

### Highgate 5 Euston Avenue

Auction TODAY at 11.00 a.m. - Inspect from 10.30 a.m.  
A magnificent sandstone Villa in original condition on huge allotment of some 1916 sq.m. approx.  
Exciting potential to refurbish, restore or redevelop (STCC). Zoned RB300. Truly unique opportunity.  
To finalise a deceased estate. Auctioneer: Bernard Booth  
Richard Hayward 0418 825 455 - Net ID: 3278707

### Marryatville 7 Burwash Road

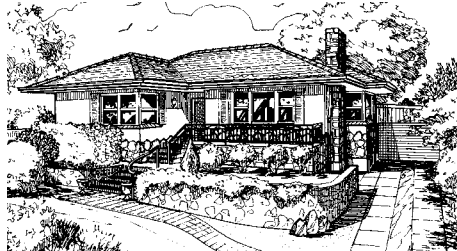
INSPECT SATURDAY 2.00-2.30 P.M.



Stylish modern townhome residence ideally located offering great lifestyle appeal. Excellent floor plan with open plan kitchen and casual meals area overlooking and opening to the northerly orientated sun-bathed rear garden setting with sail cloth. A second formal living area is ideal for the growing family along with good accommodation. Great cosmopolitan low maintenance lifestyle opportunity and surrounded by excellent schooling and shopping facilities including Norwood Parade. Double garaging, ducted reverse-cycle air-conditioning and alarm system. Price: \$795,000  
Jamie Brown 0413 000 887 Net ID: 3249561

### Burnside 20 Norwich Avenue

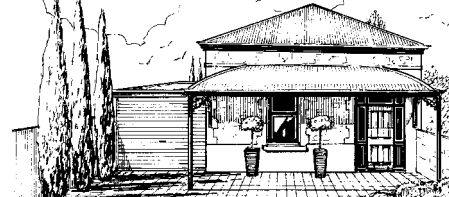
INSPECT SAT. 1.30-2.00 P.M. & SUN. 10.30-11.00 A.M.



Substantial land holding. Copious Family Residence. A well maintained, imposing elevated family residence. Set on approximately 1011 square metres of landscaped grounds providing magnificent family living and lifestyle opportunity. Comprising three bedrooms with separate dining and living areas as well as a rear large, light and bright family room opening onto rear entertaining area and beautiful native garden. Lock up double carport as well as separate single garage.  
Price range: \$690,000 - \$730,000. Net ID: 3363925  
Patrick Booth 0418 818 976 Charles Booth 0408 898 287

### Prospect 23 Highbury Street

INSPECT SAT. 12.30-1.00 P.M. & SUN. 12.30-1.00 P.M.



Character residence more recently renovated to create contemporary lifestyle accommodation with light bright atmosphere throughout. Prime city fringe location. Charming residence with wide entrance hallway with polished floorboards and high ceilings. Large family living room adjoining the more recently extended and updated open plan kitchen dining and living opening up spectacularly through double French doors onto the landscaped garden courtyard and entertaining. Contemporary kitchen with large island bench, breakfast bar. Two double bedrooms with built-in robes. Modern luxurious bathroom, separate laundry and separate guest toilet. Reverse cycle air conditioning throughout. Secure garaging for two cars plus further off street parking. Net ID: 3332071  
Auction: Saturday, 3rd December at 12.00 noon (Unless sold beforehand) Auctioneer: Bernard Booth  
Patrick Booth 0418 818 976 Charles Booth 0408 898 287

## Arguably South Australia's Finest Residence

A generational historic landmark Mansion of sixteen main rooms located in the Walkerville Council area on some 3000 square metres approx. of land.  
Richard Hayward 0418 825 455

### Walkerville 25 Warwick Street

INSPECT SATURDAY 1.00-1.30 P.M.



What a location and full of potential! Tennis courts, playground and oval on your door step. A 1940's freestone residence on an enviable corner allotment located in this prestigious area, so close to some of Adelaide's finest schools, Universities and the city. Comprising three large bedrooms, living and dining area overlooking the character rear and side courtyards. Two bathrooms and double garaging. Sure to impress. Price guide: \$685,000 - \$745,000  
Richard Hayward 0418 825 455 RLA 224119 Net ID: 3224419

### Tennyson 61A Seaview Road

### Absolute Beachfront Residence

INSPECT SUNDAY 12.00 NOON-12.30 P.M. - REGISTERED INSPECTION

Substantial absolute beachfront residence (circa 2003) sitting right on the sand dunes enjoying sweeping gulf and coastal views.

Offering an exciting and clever floor plan for all year round enjoyment including a centrally located courtyard with a northerly orientation, allowing for a delightful light filled environment.

This family home is magnificent in design, finishes and amenity, offering a most exciting beachfront opportunity for the discerning purchaser.

bathrooms. The master bedroom is extravagant in size and amenity with a superbly appointed ensuite bathroom, walk-in robe and large terrace deck. There is also a self-contained guest suite or teenager's retreat above the garage which boasts a bedroom, spacious living area, kitchenette and ensuite bathroom. This area is ideal for the growing family or unexpected guest staying overnight. Ducted reverse-cycle air-conditioning and double garage.

For Sale by Expressions of Interest, closing Wednesday, 7th December 2011 at 12.00 noon (C.S.T.), at the offices of Bernard H. Booth Pty. Ltd., 325 Wakefield Street, Adelaide, SA, 5000 (unless sold beforehand).

Jamie Brown 0413 000 887

Net ID: 3333335

### Rose Park 27B Alexandra Avenue

### Cosmopolitan Carefree Lifestyle.

INSPECT SUNDAY 10.30-11.15 A.M.

Exclusive and exciting inner City fringe lifestyle residence just off the East Parklands and the CBD offering an indulgent low maintenance and convenient lifestyle opportunity.

Brilliantly located and orientated on arguably Adelaide's most prestigious and idyllic eastern residential boulevard. Just completed brand new contemporary residence of an opulent scale providing the complete in contemporary amenity for a truly carefree lifestyle. Expansive open plan living with seamless integration of indoor, outdoor living and entertaining. Three large bedrooms master with expansive walk-in-robe and luxurious ensuite. Two further bedrooms with built-in robes and main bathroom to the same luxurious standard. Double Garage via Aviator Lane, with guest quarters, home office or teenagers retreat constructed above with cathedral style ceiling and French Doors taking in the Northerly Aspect. Large cellar with electricity and data cabling access via lift. Fully integrated Stainless Steel lined Italian Lift System servicing all three levels. Guest powder room on ground level. Big River Spotted Gum wide boards throughout living and entrance hallway with 3.6m ceilings flowing into formal sitting room providing an essence of grandeur. Price: \$1,975,000  
Patrick Booth 0418 818 976, Jamie Brown 0413 000 887 - Net ID: 3006703

2 SOLD  
1 LEFT

### North Adelaide 1, 3 & 5 Watson Street

### Exclusive Inner City Location

INSPECT SATURDAY 1.45-2.15 P.M. & SUNDAY 11.00-11.45 A.M.

Choice of three brand new state of the art four level townhouses of some 300 sq.m. of premium accommodation.



Located in this very exciting and cosmopolitan precinct. These stylish low maintenance properties provide the best in luxury living. Comprising three large bedrooms, three bathrooms, fantastic open plan living. Amazing roof top garden and flexible 50 square metre approx. separate living area downstairs. Valuable double garage.  
For Sale by Expressions of Interest, closing Thursday, 24th November 2011 at 4.00 p.m. C.S.T. at the offices of Bernard H. Booth Pty. Ltd., 325 Wakefield Street, Adelaide, SA, 5000 (unless sold beforehand).  
Richard Hayward 0418 825 455 RLA 212715 Net ID: 3070359

### West Beach 60 Seaview Road

### Three Levels, Lift and Four Car Garaging

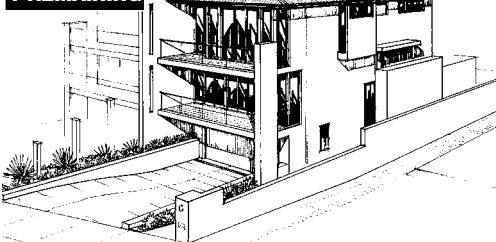
INSPECT SUNDAY 1.00-1.30 P.M.

Substantial 'Medallion' built beachfront residence brilliantly elevated and orientated encapsulating life by the sea. Boasting an exhilarating floor plan over three expansive levels, all serviced by a lift.

The main casual living and entertaining area is impressive in size and caters for large scale entertaining right through to the outside terrace balcony and includes a connoisseur's chef's kitchen with the latest Miele appliances. Four bedrooms or three and a study. A home theatre room is large and is ideal for the growing family. Last one - don't miss out!  
Jamie Brown 0413 000 887

Net ID: 3069429

60A SOLD  
1 REMAINING



### Unley 5A Cleland Avenue

### Stunning Town Home Residence

INSPECT SUNDAY 12.00 NOON-12.30 P.M.

Stunning town home residence perfectly located just off all the vibrancy of King William Road, or a short stroll to the south parklands.

Beautifully equipped chef's kitchen which overlooks the gallery size casual meals/living/entertaining area, which opens by café doors to the all-weather alfresco dining setting. Master bedroom with walk-in robe and ensuite bathroom. There are a further two large bedrooms with built-in robes and a study. A second large living area upstairs. Ducted reverse-cycle air-conditioning and double garage.  
Jamie Brown 0413 000 887 Net ID: 3326739

### Myrtle Bank 35 Fisher Street

### 'SEDFORD'

INSPECT SATURDAY 2.45-3.30 P.M.

Substantial return verandah circa 1890 bluestone Villa on some 1725 square metres of land with floodlit tennis court.

A magnificent family residence laden with character and charm throughout. Surrounded by stunning established gardens. Comprising four bedrooms, two bathrooms and elegant formal sitting room with bay window. The rear of the home is significant and extended in keeping with the originality of the residence incorporating kitchen, large dining area and huge living room including fireplaces making the most of the views of the gardens. A truly iconic property.  
Price: \$1,875,000. Net ID: 3224393  
Richard Hayward 0418 825 455 RLA 224119

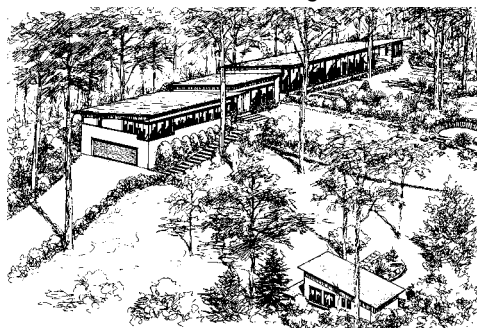


### Stirling 19 Bracken Road

### Stunning Garden Environment

INSPECT SUNDAY 3.15-4.00 P.M. - REGISTERED INSPECTION

Magnificent contemporary style family residence perfectly balanced on a gloriously manicured terraced garden allotment of some 3235 square metres approx.



The home offers an exhilarating light-filled floor plan to cater for large scale living and entertaining, including gallery size family room and casual meals area, which is overlooked by beautifully equipped and styled chef's kitchen with stainless steel finishes, all of which enjoy the stunning surrounding garden environment. An outdoor all year round entertaining area complements the home flowing out from the main casual living area and boasts an open fireplace, kitchen facilities and built-in BBQ to impress the avid entertainer. Accommodation is excellent with five bedrooms, three bathrooms (including master bedroom with ensuite bathroom), a separate detached studio/teenager retreat with ensuite bathroom and kitchenette, is of great added value for the growing family or guests staying unexpectedly overnight! Excellent garaging, storage facilities and wine cellar. Price: \$1,695,000  
Jamie Brown 0413 000 887 Net ID: 3318617

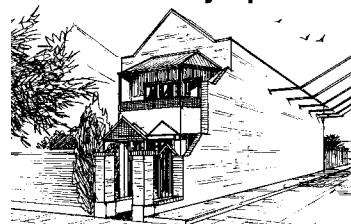
### Adelaide 313 Flinders Street

### Splendidly Located Torrens Title City Residence

INSPECT SATURDAY 2.30-3.00 P.M. & SUNDAY 11.30 A.M.-12.00 NOON

Substantial East End city residence enjoying generous and secure private garden entertaining courtyard on valuable separate Torrens Title with northerly aspect.

Splendidly located between East Terrace and Hutt Street on a no-through road. Large formal living room off main entry that provides space for sitting room and if desired dining room. Large kitchen accessible to second informal dining and living room that overlooks the manicured garden courtyard. Three bedrooms, main bedroom enjoying ensuite, extensive built in robes and large private north facing balcony with parkland views. Second large family bathroom and separate guest toilet and laundry. Secure double garage via rear access.  
Auction: Saturday, 26th November at 12.00 noon (Unless sold beforehand) Auctioneer: Bernard Booth  
Patrick Booth 0418 818 976 Charles Booth 0408 898 287 Net ID: 3303467



### Netherby 21 Netherby Avenue

### Significant Price Reduction!

INSPECT SATURDAY 2.00-2.45 P.M. & SUNDAY BY APPOINTMENT

Impressive and highly desirable executive residence. Outstanding Value at \$1,290,000 To finalise a Deceased Estate this superb low maintenance luxury residence is now offered below replacement value! The astute buyer seeking an outstanding "Value for money investment opportunity" will quickly embrace this exceptional offering. Features include:  
• Three bedrooms plus office/study (or fourth bedroom) • formal lounge and dining • superb family/kitchen/casual dining • fully tiled solar heated pool • wine cellar, double garage etc.  
Mostyn Button 0417 831 196 Net ID: 2086965



### North Adelaide 16 Gibbon Lane

### Ideally Located Residence

INSPECT SATURDAY 4.00-4.30 P.M.

Magnificent bluestone fronted Victorian Style residence.

Excellent formal and informal living and entertaining areas including elegant formal dining room with open fireplace and high ornate ceilings. Spacious open plan light filled casual living area with stylish kitchen, overlooks and opens to the large sun-bathed alfresco entertaining area including plunge pool and automatic retractable shade-cloth for all year round enjoyment. Accommodation is excellent with four large bedrooms, master bedroom with lavish ensuite and private balcony. Price: \$990,000.  
Jamie Brown 0413 000 887 Net ID: 2418015



### Glenelg Apartment 12, 30 Colley Terrace

### Marina East

INSPECT SUNDAY 2.00-2.30 P.M. - REGISTERED INSPECTION

One of the best positions in Marina East with the rare ability to overlook two beautiful reserves together with brilliant views of the luxury cruisers and Gulf beyond. A very desired and sought after floorplan.

Stunning expansive open plan living and entertaining flowing out to four balcony settings. Three bedrooms and two luxurious bathrooms, master bedroom with ensuite. A stylishly appointed and cleverly positioned Marina East Gem that offers an exciting lifestyle opportunity in this most tightly held and proven residential seaside complex. Two car parks, lock up storage.  
Jamie Brown 0413 000 887 Net ID: 1569421

