

Clarence Park

Unit 2/2 Mills Street



Abel Realty Pty Ltd
ACN 059 398 337
P O Box 176
Glenside SA 5065

Tel 1300 309 209
(local call within Australia)
Fax (08) 83658257

International Tel
+ 61 8 83657965

Registered Real Estate
Agents, Residential
Property Managers &
Auctioneers
Office: 8 Greenhill Rd
Wayville
info@abelrealty.com.au
www.abelrealty.com.au

Well located single storey home unit
For sale now – \$260,000

Colonial style 2 bedroom strata titled home unit.

Easy walk to Goodwood Road bus stop and local shops. 5km to city.

Quiet and well maintained group of 10. Features built-in wardrobes in each bedroom, bay window lounge room, kitchen/meals area. Full bathroom. Separate laundry. Private rear yard. Adjoining carport.

Ideal for real estate investor, first home buyer or retiree.

Register your interest...

It is important to register your interest with the sales representative marketing the property. By doing this, you can be contacted in the event the property is to be sold at short notice or prior to auction.

For further information on this property contact Peter Powell on office 1300 309 209 or mobile telephone 0412 823375

PROPERTY DETAILS:

Title Ref: Volume 5041 Folio 806
Zoning: Residential B350
Council Area: City of Unley
Council Rates: \$ 551.15 per annum
SA Water: \$ 120.70 per quarter
Strata Fees: \$ 600 per annum
ESL: \$ 73.40 per annum
Year Built: 1976



Peter Powell

RLA1579

With more than twenty five years experience in all facets of the Adelaide real estate industry, Peter has a reputation for achieving outstanding results and providing the highest level of personal service. Over the years, he has successfully helped hundreds of people find and sell homes. Many clients seek his professional assistance again and again.

A Licensed Real Estate Manager and highly regarded Auctioneer, Peter is able to offer expert advice on proven marketing methods, assessing the current value of your property, negotiating purchase prices or bidding on your behalf at auctions.

Ask now for an obligation **FREE** current market value appraisal of your present property. In today's market it may easily be worth much more than you think...

You can view all our property listings on our web site: www.abelrealty.com.au

Every care has been taken to verify the correctness of areas and details used in this leaflet. However, neither the Vendors nor their Agent can accept responsibility for errors or omissions. Particulars herein are for information only, and do not constitute any representation by the Vendor or the Agent. Section 7 statement available from Auctioneers office three business days prior to auction and at place of auction 30 minutes before same commences.

Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A

Land and Business (Sale and Conveyancing) Regulations 1995 regulation 15A

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more the Office of Consumer and Business Affairs recommends that you check the website: www.ocba.sa.gov.au/Realestate/

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring, gas installation, plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventative termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport, etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (e.g. electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit:

www.ocba.sa.gov.au/Realestate/

Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser.