INFO BOOKLET

SINOVA PROPERTY



49 Anglesey Ave,
St Georges SA 5064

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REISA 2023 BRONZE 2023
REISA 2023 AWARDS FOR EXCELLENCE FINALIST LOCAL RESIDENTIAL SALESPERSON - METRO
REISA 2023 AWARDS FOR EXCELLENCE FINALIST RESIDENTIAL AGENCY - SMALL OFFICE
REISA AWARDS FOR EXCELLENCE FINALIST 2022
AGENCY OF THE YEAR ratemyagent agent of the year awards SUBURB WINNER 2022
REISA Awards For Excellence 2021 NOMINEE
REISA AWARDS FOR EXCELLENCE FINALIST FINALIST 2018

LOCAL RESIDENTIAL SALESPERSON
EASTERN/CITY

RLA293907

PROPERTY FACT SHEET



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49 Anglesey Avenue, St Georges, 5064

When was the house built	1960
Rates and outgoings (approx.)	• Council: $ 553.55 per quarter • SA Water: $ 273.75 per quarter • ESL: $ 246.55 per annual
Price	Auction price guide 1.7 m (8th June 1pm)
Local Council	City of Burnside
Is the homeowner occupied, tenanted or vacant	☒ Owner Occupied ☐ tenanted ☒ Vacant
Total Area Size	Land: 836 sqm (approx.) Building: 255 sqm (approx.)
What we love about this home	• Nestled on an expansive 836 sqm (approx.) corner block, this home boasts spacious, sunlit rooms and a flexible layout. Situated in the esteemed St Georges neighbourhood, it promises quality family living with ample outdoor space and access to top schools. • The property is surrounded by well-maintained gardens, and its colonial design features large windows that flood the interiors with natural light, especially in the well-appointed kitchen and dining areas, which benefit from a sunny exposure. • The master bedroom boasts a luxurious ensuite bathroom with fully tiled surfaces, providing a private retreat for relaxation. • The spacious living area features an inviting open fireplace, adding warmth and charm for cosy gatherings. • The kitchen is designed for convenience, with a breakfast bar providing a casual dining space and a social hub.
Distance from the City and surroundings	• 1.6 km away from Burnside Village • 2.3 km to Mount Osmond Lookout • 4 km to Adelaide CBD
School Zone and Schools nearby	• Seymour College (400 m away) • Linden Park Primary School (1 km away) • Glenunga International High School (1.6 km away)

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries. All distances are approximate.

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RLA 293907

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SALES CONSULTANT



SOLD PROPERTIES



17 Wootoona Tce
St Georges SA 5064

4 1 2 Land: 1097m² –

Price / m² $2,164 **Year built** 1956
Distance 0.2km **Property type** House

$2,375,000
Last sold 06 Feb 2024
days on site



5 Blairgowrie Road
St Georges SA 5064

3 2 2 Land: 542m² Floor: 298m²

Price / m² $3,487 **Year built** 2004
Distance 0.3km **Property type** House

$1,890,000
Last sold 04 Mar 2024
22 days on site



59 Anglesey Avenue
St Georges SA 5064

4 2 2 Land: 754m² Floor: 394m²

Price / m² $3,580 **Year built** 2021
Distance 0.1km **Property type** House

$2,700,000
Last sold 23 May 2023
76 days on site



39 Highfield Avenue
St Georges SA 5064

3 2 2 Land: 542m² –

Price / m² $2,730 **Year built** 1960
Distance 0.5km **Property type** House

$1,480,000
Last sold 20 Apr 2024
19 days on site

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SALES CONSULTANT





10 Highfield Avenue

St Georges SA 5064

3 2 2 Land: 488m² Floor: 306m²

Price / m² $3,329 **Year built** 2007

Distance 0.5km **Property type** House

$1,625,000

Last sold 25 Mar 2024

48 days on site



29 Trevorten Ave

Glenunga SA 5064

3 2 1 Land: 1386m² –

Price / m² $2,200 **Year built** 1925

Distance 0.6km **Property type** House

$3,050,000

Last sold 12 Oct 2023

days on site



1 Fifeshire Ave

St Georges SA 5064

4 1 2 Land: 659m² –

Price / m² $2,427 **Year built** 1954

Distance 0.3km **Property type** House

$1,600,000

Last sold 14 Dec 2023

days on site



40 Woodcroft Avenue

St Georges SA 5064

3 2 3 Land: 429m² –

Price / m² $3,799 **Year built** 2003

Distance 0.2km **Property type** House

$1,630,000

Last sold 18 Jul 2023

21 days on site

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Form R3

Buyers information notice

Land and Business (Sale and Conveyancing) Act 1994 section 13A
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 17

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, Consumer and Business Services recommends that you check the website: www.cbs.sa.gov.au

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 eg sheds and fences?
- Does the property have any significant **defects** eg **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 preventive 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? Is this property on strata or community title? 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** (eg 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.cbs.sa.gov.au*

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.

Form R7

Warning Notice

Financial and Investment Advice

Land and Business (Sale and Conveyancing) Act 1994 section 24B
Land and Business (Sale and Conveyancing) Regulations 2010 regulation 21

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following —

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must

- in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "**I am legally required to give you this warning**"; or
- in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.