

**324 PORT ROAD,
HINDMARSH, SA 5007**
INFORMATION MEMORANDUM



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EXECUTIVE SUMMARY

ADDRESS	324 Port Road, Hindmarsh SA 5007
COUNCIL	City of Charles Sturt
LEGAL DESCRIPTION	Certificate of Title Registered Volume 5151Folio 51 F6892 Allotment 2
OVERVIEW	Attractive investment in prime location with minutes to CBD
SITE AREA	325 sqm (approx.)
BUILDING AREA	165.9 sqm (approx.)
ZONING	District Centre (Hindmarsh Policy Area)
METHOD OF SALE	Auction: 2nd of August 2024 at 11.30 AM (U.S.P)
YOUR AGENTS	Jarrold Leow 0402 855 996 jarrod.leow@sinova.com.au

*all figures are approximate



LOCATION

This property located at a well exposed location in Hindmarsh. Close to the Entertainment Centre, RAH and Coopers Stadium with easy access to buses and free City tram.





SITE DETAILS & TITLE INFORMATION

This property is not walk-in ready and requires some works. The rear portion of the building is not considered feasible for repair and is recommended to be demolished while the original front section (solid brick construction) can be renovated to suit your specific use.

With 6.1m full glass frontage to Port Road and no set back, there is a massive scope to develop and build at the rear of the property and maximise the use of the land.

ZONING

The subject property is located within District Centre (Hindmarsh Policy Area) Zoning.

OUTGOINGS

The estimated outgoing for 324 Port Road, Hindmarsh are as follows:

Council Rates: \$3,063.60/year

SA Water: \$181.48/quarter

Land Tax: \$3,176.92/year



METHOD OF SALE

Auction: 2nd of August 2024 at 11.30 AM (U.S.P)

AGENT

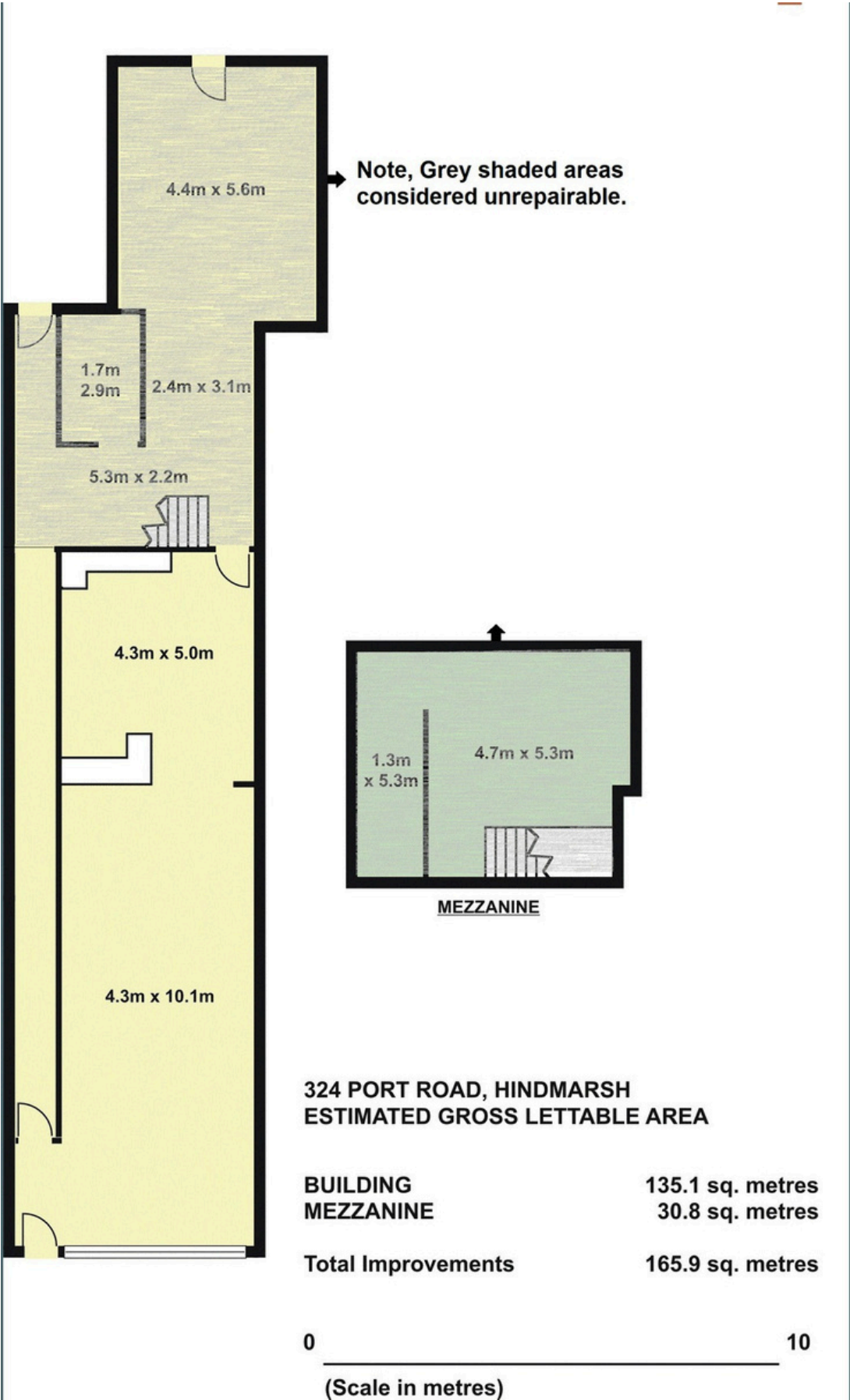
Jarrood Leow

0402 855 996

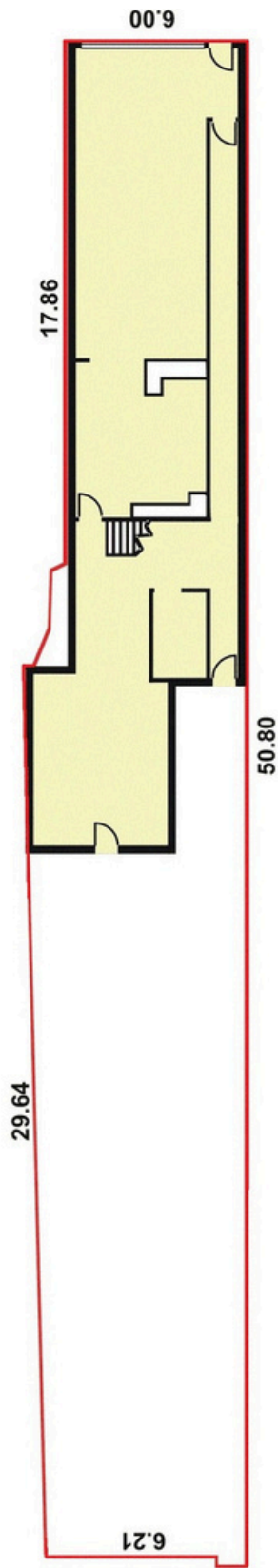
jarrod.leow@sinova.com.au

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ANNEXURE B – SITE PLAN



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.