



14 Miller Street, Unley North, SA

Land 891sqm approx.

3 Strata Titled Units.

Expressions of Interest | Tuesday 26th September at 12pm.



A Rare Opportunity To Secure a Prime Re-Development Site (STC)

In This Magnificent Location so Close to the Parklands and the CBD.

Endless possibilities including but not limited to...

Demolish and Build your own Spectacular Architecturally Designed Residence.

Or Subdivide and Build 2 or Sell Off a Block.

Refurbish and enhance existing units, add a top storey to each or just park them in your super fund for a rainy day (subject to Planning Consent).

Currently disposed as 3 Single Level 2 Bedroom, 1 Bathroom Colonial Style Double Brick Units with strong holding income on separate strata titles and sited on a botanical allotment with 2 street frontages and spectacularly located on the City fringe of the Parklands, and the Cosmopolitan Delights of Unley and King William Roads.

Rarely does a Group of Units so close to the City come onto the market, especially on such a Valuable Land Holding in such a Highly Prized Residential Location...known to those in the know as Unley North.

Unit 1 has recently been refurbished and 2 & 3 upgraded a few years ago.

A Unique and Outstanding Opportunity to secure a Prime Site with a Multitude of Possibilities... one not to be missed.



For a copy of the contracts and Form 1's please use this QR code.



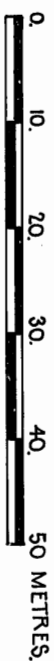
PLAN TO CORRECT C.T. 4041/158

HD. OF ADELAIDE.

PT. LOT 137 of D.P. 1165 of PT. SEC. 239.

IN THE AREA NAMED ~~NORTH~~ UNLEY.

SCALE.



C. T. 4041/158.
S.C.M. PROPRIETARY
LIMITED.

ENLGT. Y.

NO NEW IDENTIFIERS

GREENHILL RD.

2.M.F.D.

[illegible]

Handwritten numbers 1, 7, and X. Arrows indicate stroke direction: for '1', a vertical line down; for '7', a vertical line down and a horizontal line to the right; for 'X', two diagonal lines crossing.

ADD IT FOR FILING

Pro-Judge-C

9:12:1376

CITY of UNLEY
COUNCIL

ALEXANDER & SYMONDS

PTY. LTD.

SURVEYING CONSULTANTS

LICENSED • MINING • ENGINEERING

259 HUTT STREET, ADELAIDE

PHONE: 23 3566

REF.

Form B3P

Alterations & additions by me.

L.S. 27/10/76.

MILLER

L.T.O. SEARCH No. X.17640

Checked Using Angles J.K.K.

Book 155 Page 275 276

Examined PAS

8/17/197

SWANSON, EVELYN D 12/19/0
D. J. Off

Principal Drafting Officer

2. Improving working conditions

LADISLAV VESKA

Licensed Surveyor of South Australia, do hereby certify:

(1) That this plan has been made from surveys executed by me or under my personal supervision.

(2) That the field survey was completed on

16TH day of JULY 1976

(3) That both plan and survey are to the best of my knowledge correct and have been made in accordance with the laws of the State of New York.

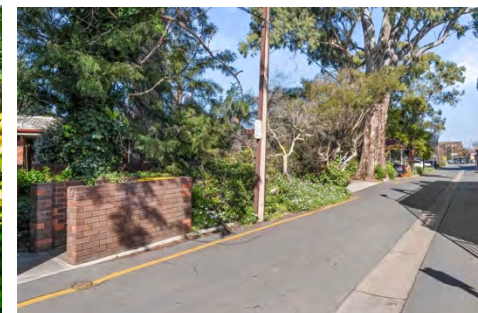
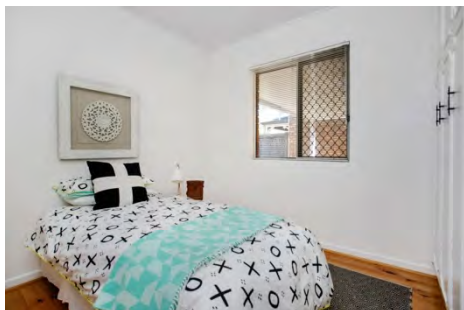
knowledge correct and have been made in accordance with regulations under the Surveyors Act, 1935-1971.

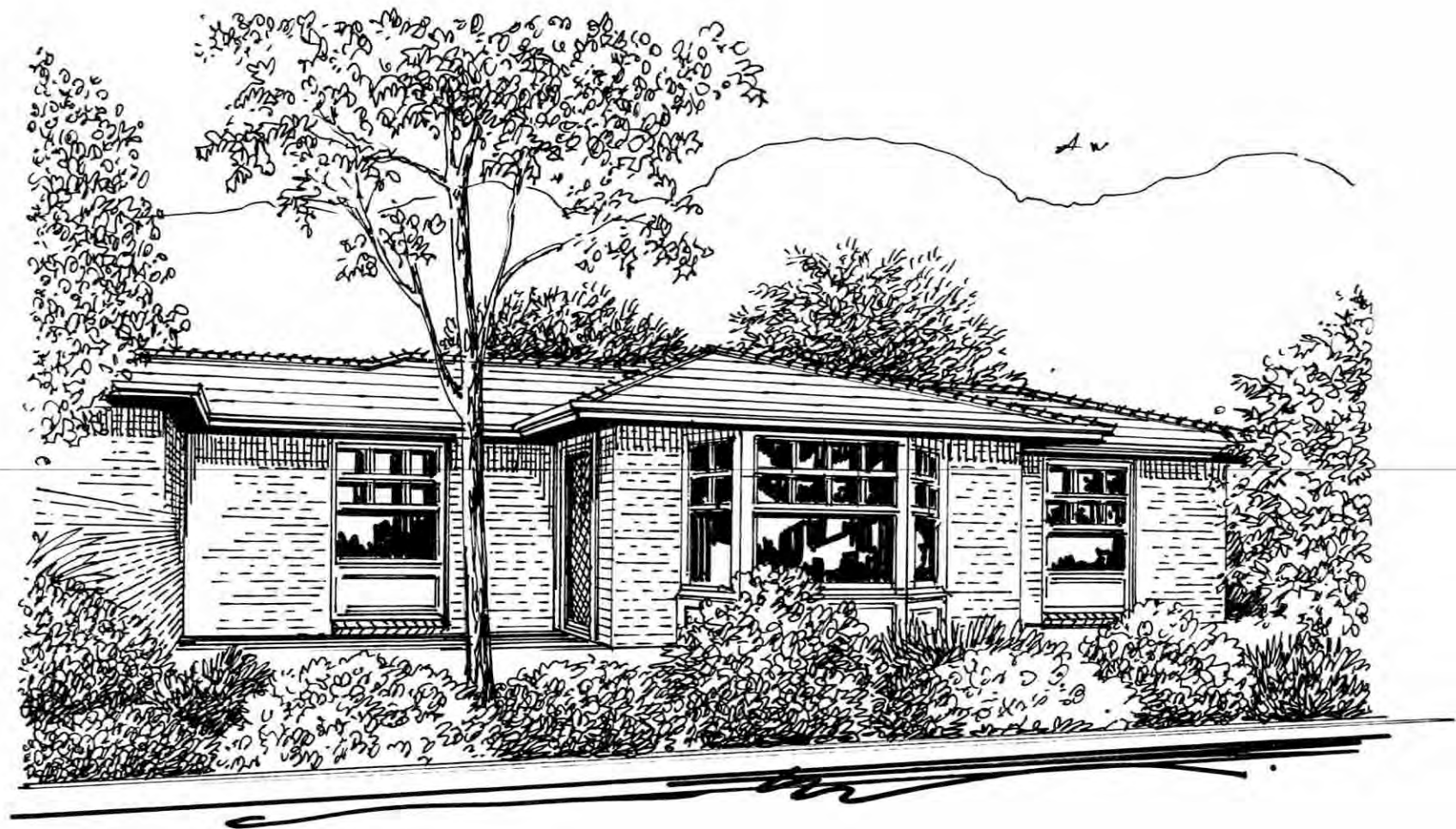
Dated this 23RD day of JULY 1976

A. W. W. W. Licensed Surveyor

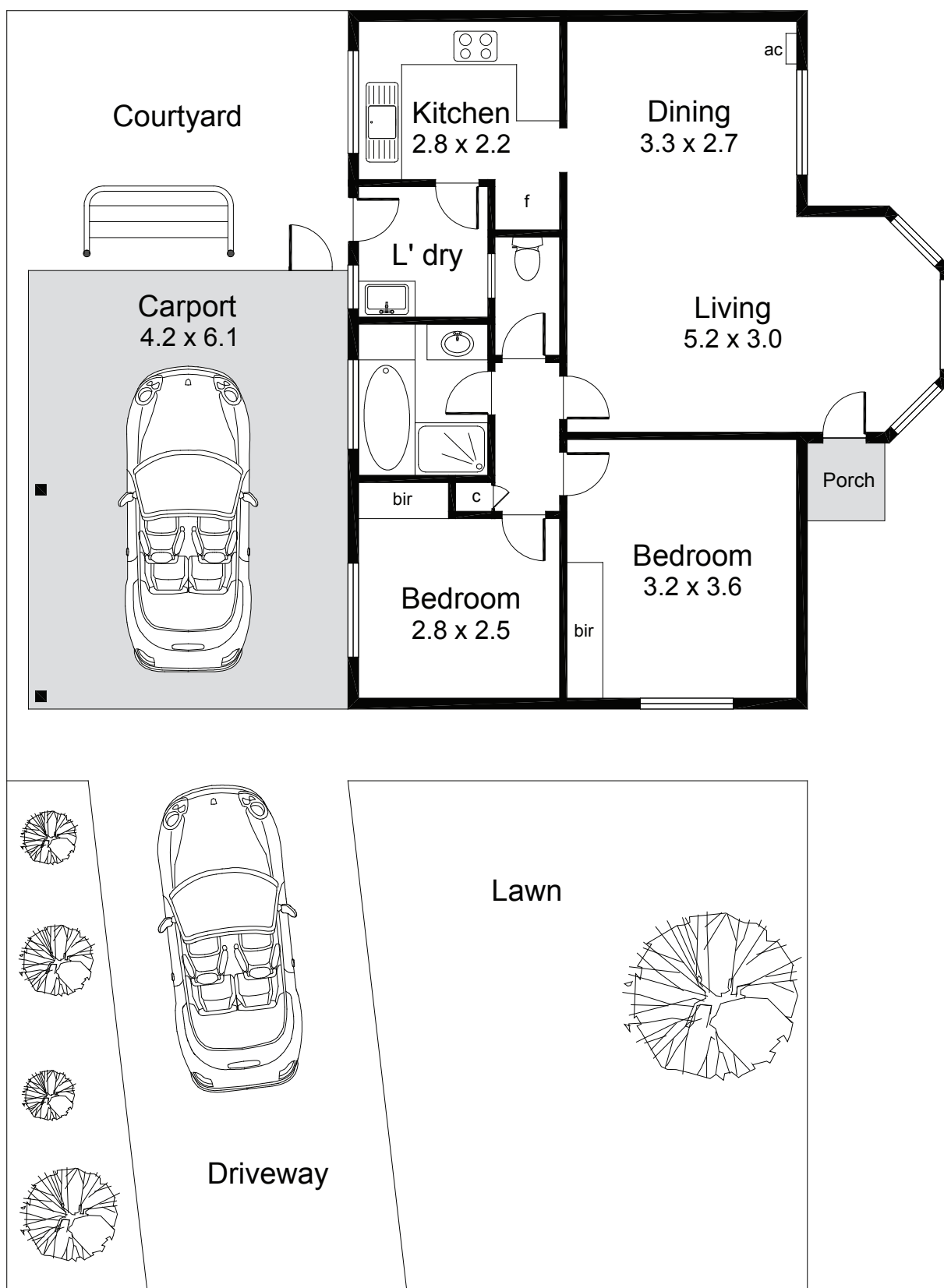
NOTE:—Permanent marks to Surveyor General's specifications shown thus:—

☐ P.M..





14 MILLER ST. UNION. GUY MARSHALL.



Area (Estimate only)	
Living	62.8 m ₂
Carport	25.6 m ₂
Total	88.4 m ₂



Tenancy Information

Unit 1: Vacant. Potential \$550 p/w.

Unit 2: Currently \$330 p/w → 31.01.24. Potential \$475 p/w.

Unit 3: Currently \$335 p/w → 31.01.24. Potential \$475 p/w.

Carpark A + B: \$216.66 per calendar month → 12.12.23. Potential \$450 pcm.

Total: Equating to potentially \$80,000 approx. in holding income/rental per annum (please refer R7 attached).

Unit 1 is vacant for inspection purposes. Units 2 & 3 by appointment only and are privately managed and considered rented at below market levels.

Please note: Disclaimer

This opinion of rental market worth has been prepared solely for the information of the client and not for any third party. Although every care has been taken in arriving at the figure, we stress that it is an opinion only and not to be taken as a sworn rental appraisal.

STRATA PLAN NUMBER
SP 2959

ACCEPTED FOR DEPOSIT

Michael Boyle
Pro Registrar-General
21/12/1976

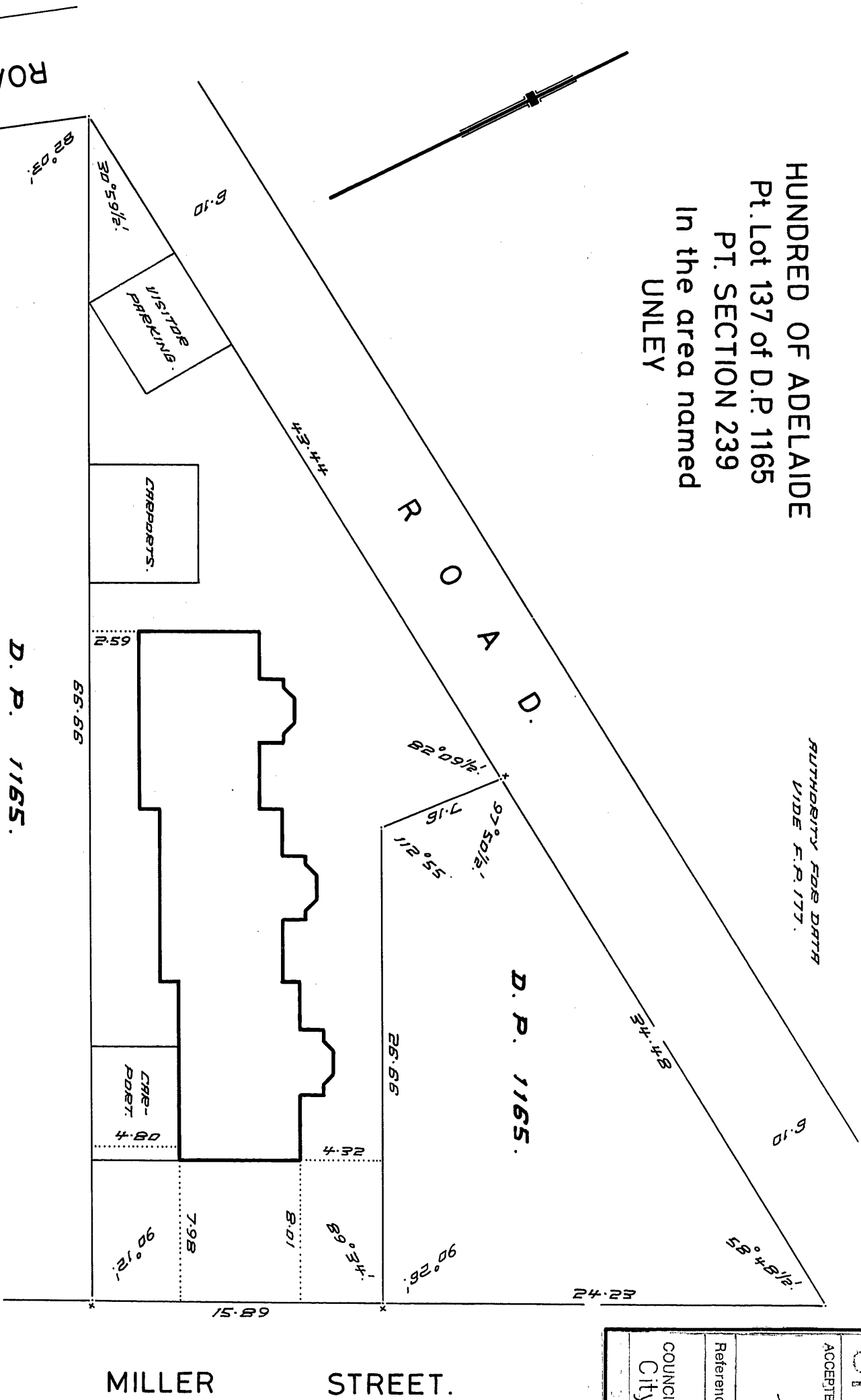
Reference Map No.

COUNCIL
City of Unley

Sheet 1 of 3 sheets

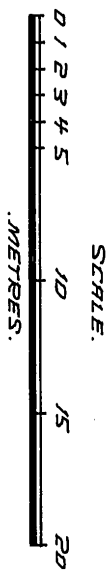
HUNDRED OF ADELAIDE
Pt. Lot 137 of D.P. 1165
PT. SECTION 239
In the area named
UNLEY

AUTHORITY FOR DATA
VIDE F.P. 177.



D. P. 1165.

SITE PLAN.



CERTIFICATE OF TITLE: VOLUME 4041 FOLIO 158.

REAR OF TITLE: B92 m2

STYMONDS PTY. LTD.
Solicitors & Engineers
222 RUNDLE STREET, ADELAIDE
SOUTH AUSTRALIA 5000
REF: 1292/5205.

I, HENRY DONALD MORRISON, A LICENSED SURVEYOR WITHIN THE MEANING OF THE SURVEYORS ACT 1975 DO HEREBY CERTIFY:
1. THAT ALL THE UNITS AND UNIT SUBSIDIRIES AND ALL BUILDINGS AND OTHER STRUCTURES DEPICTED HEREON ARE WHOLLY COMPREHENDED WITHIN THE BOUNDARIES OF THE PARCEL DELINEATED ON THIS STRATA PLAN.
2. THAT THIS STRATA PLAN REPRESENTS AN ACCURATE DELINEATION OF THE UNITS AND UNIT SUBSIDIRIES AS CONSTRUCTED OR LAID OUT ON THE PARCEL.
3. THAT THIS STRATA PLAN COMPLIES WITH THE REQUIREMENTS OF REGULATION 19 OF THE REAL PROPERTY ACT (STRATA TITLES) REGULATIONS 1969.
DATED THIS 20TH DAY OF OCTOBER 1976.

H. D. Morrison
LICENSED SURVEYOR.

A vertical scale bar with the word "SCALE" at the top. The scale is marked with numbers 0, 1, 2, 3, 4, 5, 10, 15, and 20. The word "METRES." is written vertically along the right side of the scale.

STATA PLAN NUMBER
SP 2959
ACCEPTED FOR DEPOSIT

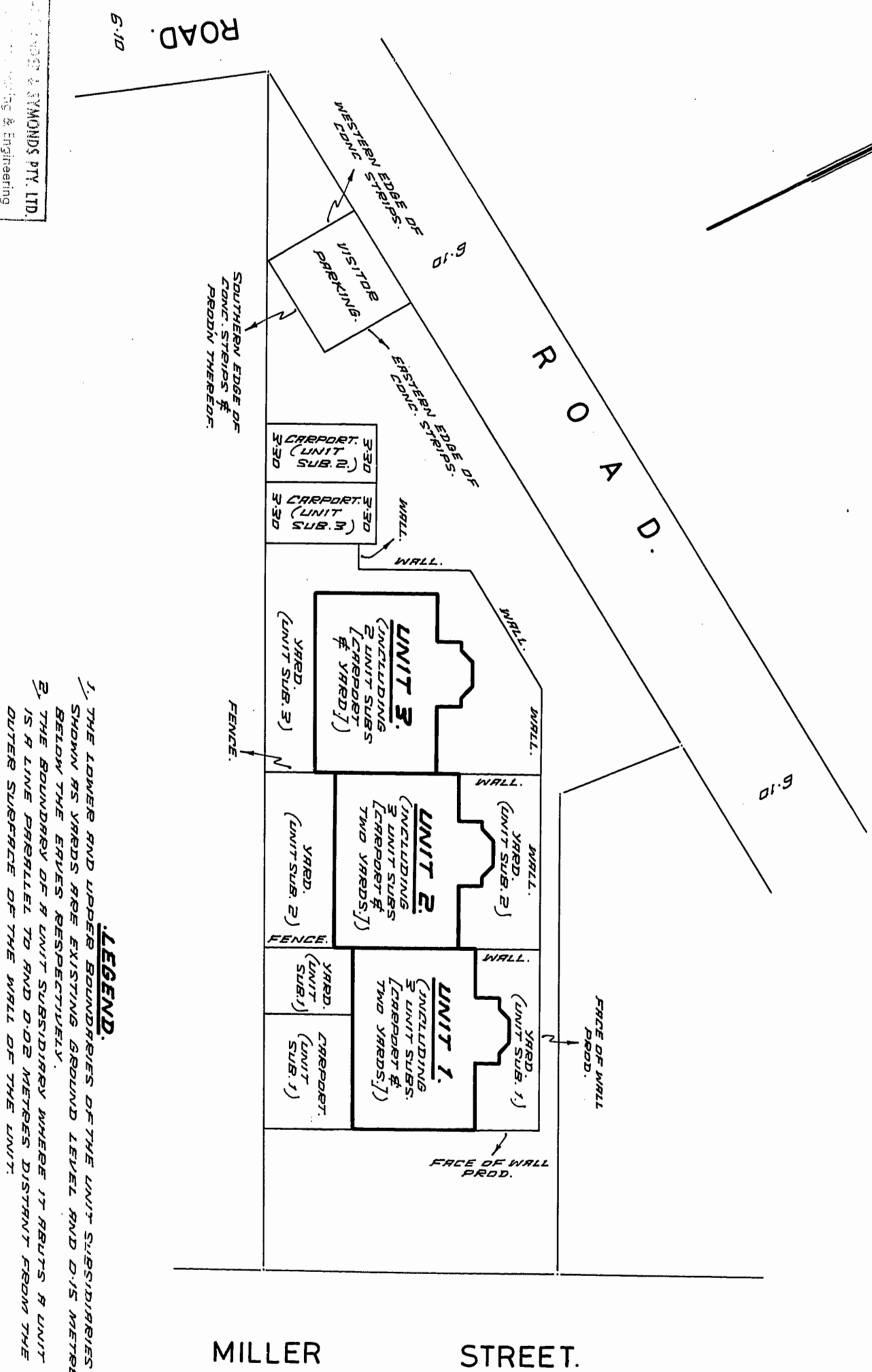
ACCEPTED FOR DEPOSIT

Pro Registar-Genesal
21/12/1976

Reference Map No.

COUNCIL: _____
City of Unley

THIS IS SHEET 2 OF 3 SHEETS



JOHN & SYMONDS PTY. LTD.
Engineering & Engineering
CONTRACTORS
PO BOX 177 STEEL ADELAIDE
S.A. 5001 TEL 3566 223 3450
REF: 1292 / 6206.



Fox Real Estate
232 Melbourne Street,
North Adelaide SA 5006
Telephone 08 8267 4995
Facsimile 08 8267 4998

foxrealestate.com.au

RLA 226868
ABN 11 526 183 974

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 organochlorines (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.



Fox Real Estate
232 Melbourne Street,
North Adelaide SA 5006
Telephone 08 8267 4995
Facsimile 08 8267 4998

foxrealestate.com.au

RLA 226868
ABN 11 526 183 974

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.*

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PLEASE KEEP SCROLLING FOR EXPRESSIONS OF INTEREST FORM.**



Expressions of Interest

PROPERTY: _____

To: _____

Email: afox@foxrealestate.com.au

Ph: 08 8267 4995

Fax: 08 8267 4998

I/We the Purchaser as detailed below wish to make the following **offer** to purchase the abovementioned property. We acknowledge that if this offer is accepted and subject to the notice below, I/we will be required to enter into and execute a contract in these terms. We acknowledge we may be one of several parties making offers to the vendors to consider.

PURCHASER DETAILS:

Full Name/s: _____

Address: _____

Contact: Mobile: _____ Home: _____

Work: _____ Fax: _____

Email: _____

Purchase Price: \$ _____ **Deposit:** \$ _____

Settlement: _____

Conditions: _____

Signed by the Purchaser: _____ Date: _____

ACKNOWLEDGEMENTS

The Purchaser acknowledges receipt of copy of this offer: _____ Date: _____

The Vendor acknowledges receipt* of this offer: _____ Date: _____

**To be given within 48 hours*

Note: This is not a contract of sale document. Both the purchaser and vendor must sign a contract of sale document before this offer becomes legally binding. An offer may be withdrawn at any time before signing a contract of sale document. Contracts of sale may also be subject to a 2-day cooling-off period (exercisable to the purchaser) under section 5 of the Land and Business (Sale and Conveyancing) Act 1994.