

# 706 – 708 MARION ROAD, MARION, SA 5043

## INFORMATION MEMORANDUM



MARION ROAD

# TABLE OF CONTENTS

**Executive Summary**

**Location**

**Key Points for Consideration**

**Site Details & Title Information**

**Zoning**

**Outgoings**

**Annexures:**

**A) Form R7**

## EXECUTIVE SUMMARY

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| ADDRESS           | 706 - 708 Marion Road, Marion SA 5043                                                                                                  |
| COUNCIL           | City of Marion                                                                                                                         |
| LEGAL DESCRIPTION | No. 706 - Certificate of Title Volume 5361 Folio 689<br>No. 708 - Certificate of Title Volume 5361 Folio 627                           |
| OVERVIEW          | Attractive investment opportunity with endless possibilities                                                                           |
| SITE AREA         | 1690sqm (approx.)                                                                                                                      |
| ZONING            | General Neighbourhood                                                                                                                  |
| METHOD OF SALE    | Expression of Interest                                                                                                                 |
| YOUR AGENTS       | <b>Jarrod Leow</b><br>0402 855 996<br>jarrod.leow@sinova.com.au<br><br><b>Stephen Ong</b><br>0405 038 880<br>stephen.ong@sinova.com.au |



## LOCATION

- Both homes offer ample undercover/off-street parking
- Polished timber floors, heating/cooling provisions and multiple living areas to 708
- Multiple living zones, secure rear yard, loads of storage and undercover alfresco entertaining to 706
- 10 minutes from Brighton and 15 minutes from Glenelg
- No more than 20 minutes from the CBD
- A short drive from Flinders Hospital and University
- A main arterial road servicing over 48,900 vehicles daily





## SITE DETAILS & TITLE INFORMATION

Built / 1960

Land / 1690m<sup>2</sup>

Frontage / 42.66m

## ZONING

The subject property is located within General Neighbourhood zoning.

Development comprises one or more of the following:

- Ancillary accommodation
- Community facility
- Consulting room
- Dwelling
- Educational establishment
- Office
- Place of Worship
- Pre-school
- Recreation flat building
- Retirement facility
- Shop
- Student accommodation
- Supported accommodation

## OUTGOINGS

### **706 Marion Road, Marion**

Council Rates - \$1788.65pa

Emergency Services Levy - \$180.25pa

SA Water - \$175.79pq

### **708 Marion Road, Marion**

Council Rates - \$1628.10pa

Emergency Services Levy - \$170.39pa

SA Water - \$165.68pq

## METHOD OF SALE

Expression of Interest

## AGENT

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RLA293907

## Form R7

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*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.