SINOVA PROPERTY

INFO BOOKLET

Prepared For :

4/2 Avenida Street
Campbelltown SA 5074

Agents:

Jarrod Leow
0402 855 996

Stephen Ong
0415 038 880



RLA293907

PROPERTY FACT SHEET



4/2 Avenida St Campbelltown SA 5074

When was the house built?	2018
Rates and outgoings (approx.)	• Council: $294 per quarter • SA Water: $291.95 per quarter (Supply $68.60 & Sewerage $84.95) • ESL: $122 per annum
Price	Contact Agent
Local Council?	City of Campbelltown
Is the homeowner occupied, tenanted or vacant?	☐ Owner Occupied ☐ tenanted ☒ Vacant
Total Area Size?	Building size: 180 sqm (approx.)
Stunning features?	• The striking façade, offers clean and contemporary lines, enticing you indoors to experience the comfort on offer. A front porch invites you into the wide formal entryway, while a single lockup remote garage provides secure parking, complemented by a covered carport space. • As you enter, the expansive and open plan living, meals and kitchen instils a sense of spaciousness. Rich amounts of natural light permeate the space, highlighting the upmarket fixtures and fittings. Sliding glass doors lead out to a private courtyard, easily maintained • In the kitchen there is a cooktop and oven, as well as a dishwasher and a rangehood. Ample cabinetry and stone benchtops will support your culinary endeavours, making this an ideal home for entertaining. • The three bedrooms are large in size and well-appointed. Two come with built-ins, including the master which also has its own ensuite bathroom with shower, toilet and vanity. A main bathroom with separate shower and bath, and bedroom 3 has direct access to the balcony. The upstairs lounge also has access to the balcony.
Distance from the City and surroundings?	• 0.65km to Felixstow Glynde Plaza • 2.2km to Firle Plaza • 5km to Norwood Parade • 7.5km to Adelaide CBD
School Zone and Schools nearby?	• East Torrens Primary School (1km away) • Charles Campbell College (3km 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

SINOVA PROPERTY

Stephen Ong
DIRECTOR



4/2 Avenida Street

Campbelltown SA 5074

3 3 2 118m² | Unit

Sold on 19 Mar 2021

SOLD COMPARABLE PROPERTIES



1A Garden Avenue

Campbelltown SA 5074

3 2 1 182m² | House

$585,000

Last sold 11 Nov 2022

Right next to main road - Lower North East Road

Price / m²	$3,214	Year built	-
Distance	0.5km	Days on site	12



2/72 Alexander Avenue

Campbelltown SA 5074

3 2 2 – | House

$634,019

Last sold 20 Oct 2022

Price / m²	-	Year built	2022
Distance	0.6km	Days on site	23

30A Botanic Gr

Campbelltown SA 5074

3 2 2 149m² | House

$770,000

Last sold 06 Jun 2022

Price / m²	$5,167	Year built	2018
Distance	0.6km	Days on site	-

PropTrack

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2/68 Hancock Avenue

Campbelltown SA 5074

3 2 3 151m² | House

$653,000
Last sold 19 Aug 2022

Price / m²	$4,324	Year built	2016
Distance	0.8km	Days on site	40



8/68 Hancock Avenue

Campbelltown SA 5074

3 2 2 128m² | House

$618,000
Last sold 17 Jun 2022

Price / m²	$4,828	Year built	2016
Distance	0.8km	Days on site	39



16C Brooker Avenue

Campbelltown SA 5074

3 2 1 177m² | House

$638,000·
Last sold 18 Nov 2022

Price / m²	$3,604	Year built	-
Distance	0.9km	Days on site	16



16D Brooker Avenue

Campbelltown SA 5074

3 2 2 184m² | House

$633,500
Last sold 12 Aug 2022

Price / m²	$3,442	Year built	2015
Distance	0.9km	Days on site	66



18B Brooker Ave

Campbelltown SA 5074

3 2 1 177m² | House

$615,000
Last sold 15 Jul 2022

Price / m²	$3,474	Year built	2015
Distance	0.9km	Days on site	-

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8/31 Cresdee Road

Campbelltown SA 5074

3 2 1 140m² | House

$576,000·

Last sold 24 Oct 2022

Price / m²	$4,114	Year built	2019
Distance	1.0km	Days on site	81



3C Gregory Avenue

Campbelltown SA 5074

3 2 2 196m² | House

$820,000

Last sold 22 Jul 2022

Price / m²	$4,183	Year built	2019
Distance	1.0km	Days on site	61



3/2 Austin Street

Campbelltown SA 5074

3 2 1 151m² | Unit

$688,500·

Last sold 10 Aug 2022

Price / m²	-	Year built	2017
Distance	1.1km	Days on site	9



2/2 Austin Street

Campbelltown SA 5074

3 2 1 151m² | House

$700,000

Last sold 28 Jul 2022

Price / m²	$4,635	Year built	2017
Distance	1.1km	Days on site	44



1/2 Austin Street

Campbelltown SA 5074

3 2 2 167m² | House

$790,000

Last sold 24 Jun 2022

Price / m²	$4,730	Year built	-
Distance	1.1km	Days on site	45

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1/5 Rowney Avenue

Campbelltown SA 5074

3 2 2 155m² | Unit

$660,000·

Last sold 29 Oct 2022

Price / m²	-	Year built	2016
Distance	1.1km	Days on site	25



1/2 Wilton Street

Campbelltown SA 5074

3 2 2 151m² | House

$603,000

Last sold 16 Jun 2022

Price / m²	$3,993	Year built	-
Distance	1.2km	Days on site	80



1/29A Albion Terrace

Campbelltown SA 5074

3 2 1 128m² | Unit

$600,000·

Last sold 29 Jun 2022

Price / m²	-	Year built	2021
Distance	1.3km	Days on site	14



1/46 Newton Road

Campbelltown SA 5074

3 2 2 135m² | Unit

$567,500·

Last sold 28 Jun 2022

Price / m²	$3,913	Year built	-
Distance	1.4km	Days on site	15

On Main Road - Newton Rd



19E Downer Avenue

Campbelltown SA 5074

3 2 4 233m² | House

$705,000·

Last sold 13 Oct 2022

Price / m²	$3,025	Year built	-
Distance	1.5km	Days on site	36

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12A Ambrose Avenue

Campbelltown SA 5074

3 2 2 239m² | House

$840,000

Last sold 29 Aug 2022

Price / m²	$3,514	**Year built**	-
Distance	1.7km	**Days on site**	55

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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.