



297 Nicolson Avenue, WHYALLA JENKINS, SA 5609

A hidden gem

1,536.00 square metres,

This allotment is discretely tucked away, out of sight out of mind. Ideal for those wanting the opportunity to build on a large allotment but not wanting the haste of large street frontage. Situated within the popular Whyalla Jenkins location surrounded by newer builds, this is your chance to build your own hidden nest egg. Water, gas, and sewer services to the allotment.

Get in contact with Jake Pope today on 0437 829 177 for further information.

Allotment size: 1,536m²

Council rates: \$2,200.50 per annum

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own

TYPE: For Sale

INTERNET ID: 300P109098

SALE DETAILS

\$115,000

CONTACT DETAILS

Elders Real Estate - Whyalla

2 Patterson Street
Whyalla, SA
08 8644 4600
RLA: 62833

Jake Pope
0437 829 177

enquiries to verify the information contained herein. Elders Real Estate RLA62833

- Land Area 1,536.00 square metre



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 your.rta.state.nsw.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 **brushfire 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 comply to current standards?

A **real 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.

• 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 house, 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 waste water is located on the property (a **direct or indirect water** - an indirect water 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?