

## Certificate of Title

**Title Reference** CT 5214/177  
**Status** CURRENT  
**Easement** NO  
**Owner Number** 14004088  
**Address for Notices** PO BOX 567 STIRLING 5152  
**Area** 750M<sup>2</sup> (APPROXIMATE)

## Estate Type

Fee Simple

## Registered Proprietor

ADRIANUS MARINUS HEYNDYK  
GERTRAUD ELEONORE ADELE ULLEND AHL  
OF PO BOX 567 STERLING SA 5152  
WITH NO SURVIVORSHIP

## Description of Land

ALLOTMENT 54 FILED PLAN 117566  
IN THE AREA NAMED FINDON  
HUNDRED OF YATALA

## Last Sale Details

**Dealing Reference** TRANSFER (T) 10486740  
**Dealing Date** 22/06/2006  
**Sale Price** \$475,000  
**Sale Type** TRANSFER OF A PARTIAL INTEREST OR AN INTEREST IN MULTIPLE TITLES

## Constraints

### Encumbrances

NIL

### Stoppers

NIL

## Valuation Numbers

| Valuation Number | Status  | Property Location Address               |
|------------------|---------|---|
| 2523942004       | CURRENT | 189-197 GRANGE ROAD, FINDON,<br>SA 5023 |

## Notations

### Dealings Affecting Title

NIL

## Notations on Plan

NIL

## Registrar-General's Notes

NIL

## Administrative Interests

NIL

## Valuation Record

|                                     |   |
|-------------------------------------|---|
| <b>Valuation Number</b>             | 2523942004  |
| <b>Type</b>                         | Site & Capital Value  |
| <b>Date of Valuation</b>            | 01/01/2021  |
| <b>Status</b>                       | CURRENT   |
| <b>Operative From</b>               | 01/07/1977  |
| <b>Property Location</b>            | 189-197 GRANGE ROAD, FINDON, SA 5023                            |
| <b>Local Government</b>             | CHARLES STURT   |
| <b>Owner Names</b>                  | ADRIANUS MARINUS HEYNDYK<br>GERTRAULD ELEONORE ADELE ULLEND AHL |
| <b>Owner Number</b>                 | 14004088  |
| <b>Address for Notices</b>          | PO BOX 567 STIRLING 5152  |
| <b>Zone / Subzone</b>               | SB - Suburban Business\\  |
| <b>Water Available</b>              | Yes   |
| <b>Sewer Available</b>              | Yes   |
| <b>Land Use</b>                     | 2187 - Boat And Marine Sales                                    |
| <b>Description</b>                  | SHOWRM W/S  |
| <b>Local Government Description</b> | Commercial - Shop   |

## Parcels

| Plan/Parcel          | Title Reference(s) |
|----------------------|--------------------|
| F117566 ALLOTMENT 54 | CT 5214/177        |
| D3794 ALLOTMENT 133  | CT 5214/179        |

## Values

| Financial Year | Site Value | Capital Value | Notional Site Value | Notional Capital Value | Notional Type |
|----------------|------------|---------------|---------------------|------------------------|---------------|
| Current        | \$810,000  | \$1,000,000   |                     |                        |               |
| Previous       | \$680,000  | \$1,000,000   |                     |                        |               |

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## Building Details

|                             |               |
|-----------------------------|---------------|
| <b>Valuation Number</b>     | 2523942004    |
| <b>Building Style</b>       | Not Available |
| <b>Year Built</b>           | 1975          |
| <b>Building Condition</b>   | Good          |
| <b>Wall Construction</b>    | Brick         |
| <b>Roof Construction</b>    | Steel Decking |
| <b>Equivalent Main Area</b> | 497 sqm       |
| <b>Number of Main Rooms</b> | Not Available |

*Note – this information is not guaranteed by the Government of South Australia*