

## 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, 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>	01/01/2022
<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>	GERTRAULD ELEONORE ADELE ULLEND AHL ADRIANUS MARINUS HEYNDYK
<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	\$890,000	\$1,150,000			
Previous	\$810,000	\$1,000,000			

---

## 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*