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Information Memorandum

6 Leane Avenue Allenby Gardens SA 5009



Auction

Thursday, 2nd July at 11am onsite

Unless sold prior

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Introduction

Commercial SA has been appointed by the registered proprietors to offer 6 Leane Avenue Allenby Gardens for Sale by Auction.



Evan Florinis

Director

Commercial SA

0419 035 104

evan@commercialsa.com.au

Commercial & Industrial Salesperson of the Year
Four-time State Winner
National Winner
Inducted into the State Hall of Fame



Matt King

Associate Director

Commercial SA

0419 654 195

matt@commercialsa.com.au



Sam Cabot

Associate Director

Commercial SA

0437 421 394

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RLA: 165131

Office: Level 1, 185 Victoria Square,
Adelaide SA 5000

Postal address: GPO Box 2138,
Adelaide SA 5001

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Summary

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Address: 6 Leane Avenue Allenby Gardens SA 5009

Office with Warehouse

Building area: 351 sqm

Site area: 732 sqm

Council: City of Charles Sturt

CT: Volume: 5412 Folio: 204

Zoning: Suburban Business

Price Guide: In excess of \$1.5 million

Sale: Auction - Thursday, 2nd July at 11am onsite - Unless sold prior

GST: The Vendor is registered for GST.
GST is not applicable to the sale of the property.
The property will be sold as a going concern.



Legal Description

Being the whole of the improved land contained in:
Certificate of Title Volume 5412 Folio 204

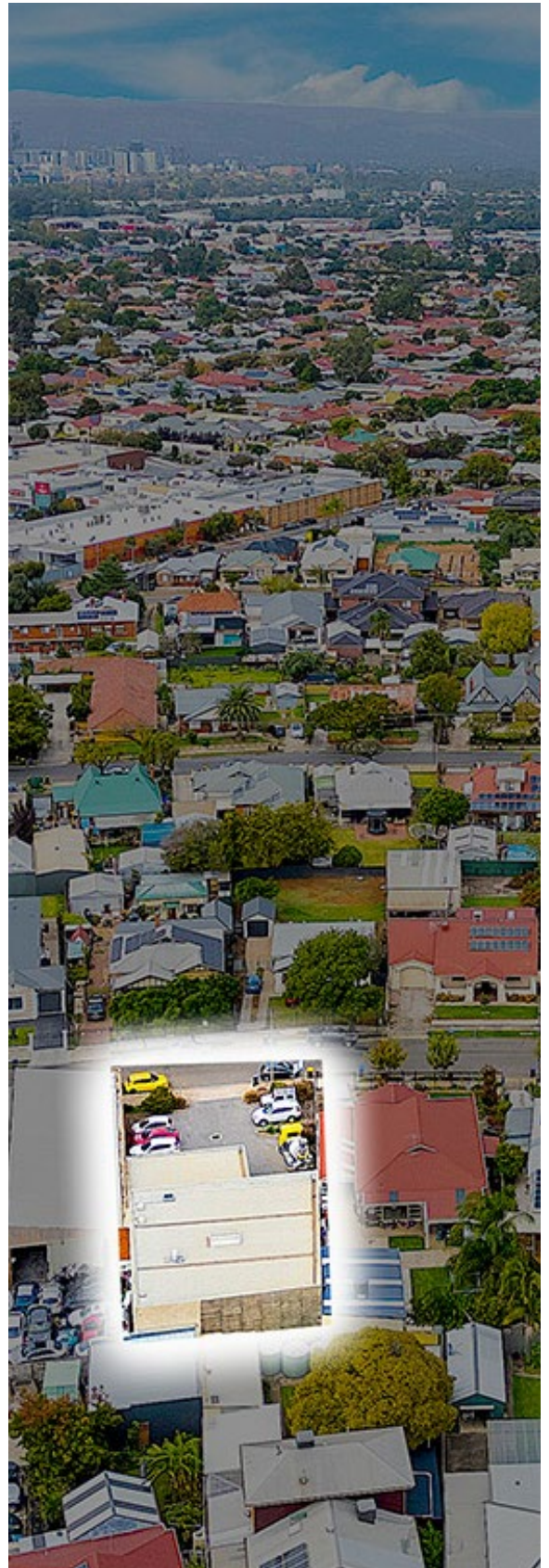
The property is legally described as:

Allotment 4 Deposited Plan 30108
In the area named Allenby Gardens
Hundred of Yatala

Statutory Outgoings

Total estimated annual outgoings based on the
2025/2026 financial year:

Council Rates:	\$ 6,221.80
SA Water:	\$ not yet declared
ES Levy:	\$ 1,113.20
Land Tax:	\$ 435.00
<i>(single holding basis)</i>	



Tenancy Schedule

Lessee: C J Couture Pty Ltd

Net annual income: \$58,526.45

Lease commenced: 1st October 2021

Lease expiry: 30th September 2026

Options: Nil

Outgoings payable
by Lessee: Council Rates, SA Water, ESL, Land
Tax, Building Insurance, Management
fees, Maintenance and Repairs

Lease Documents

All lease documentation can be accessed via the below:

[CLICK HERE](#)



Site Plan

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ESTIMATED GROSS LETTABLE AREA

WAREHOUSE:	160 sq.metres
W/H OFFICES:	85 sq.metres
OFFICE:	87 sq.metres
AMENITIES:	19 sq.metres

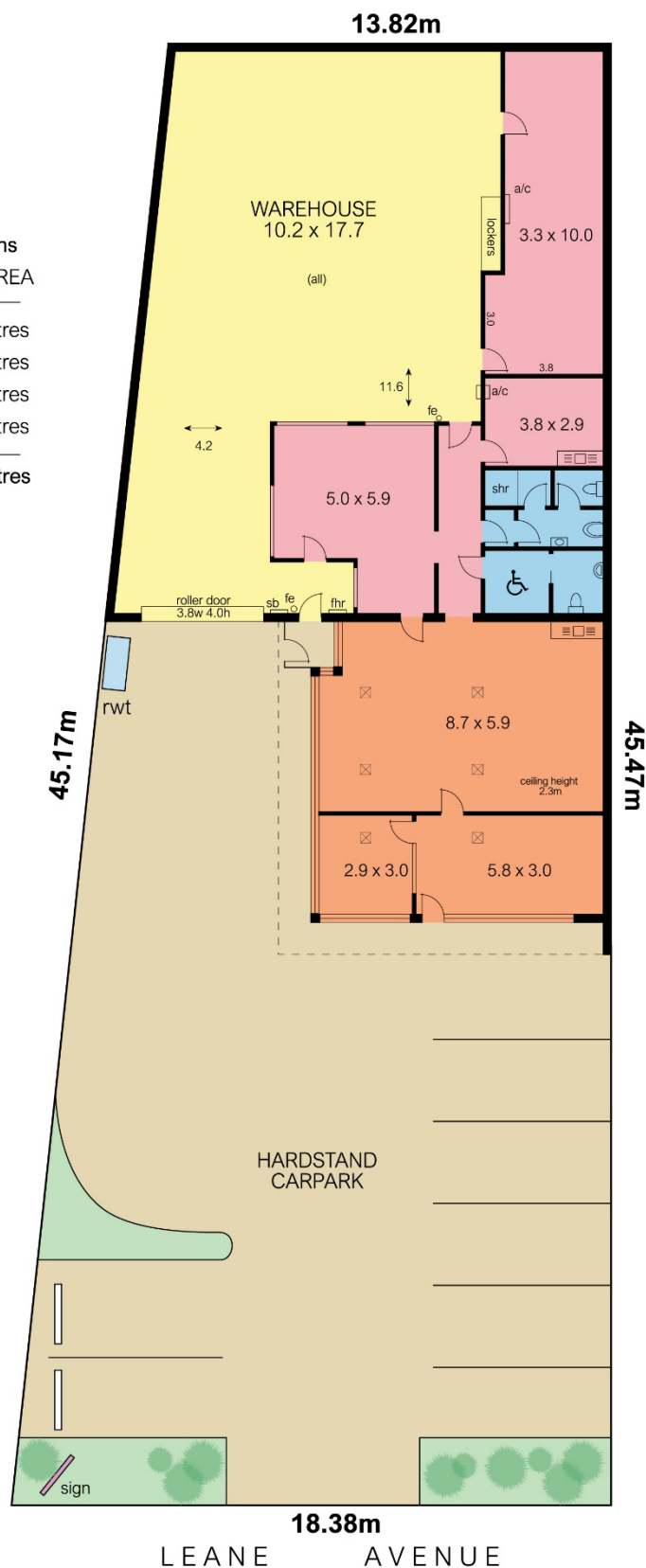
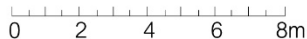
TOTAL GROSS LA: 351 sq.metres

Complies with the
PCA Method of Measurement

Site Area: 732 sq.metres*

*approximate only - not surveyed

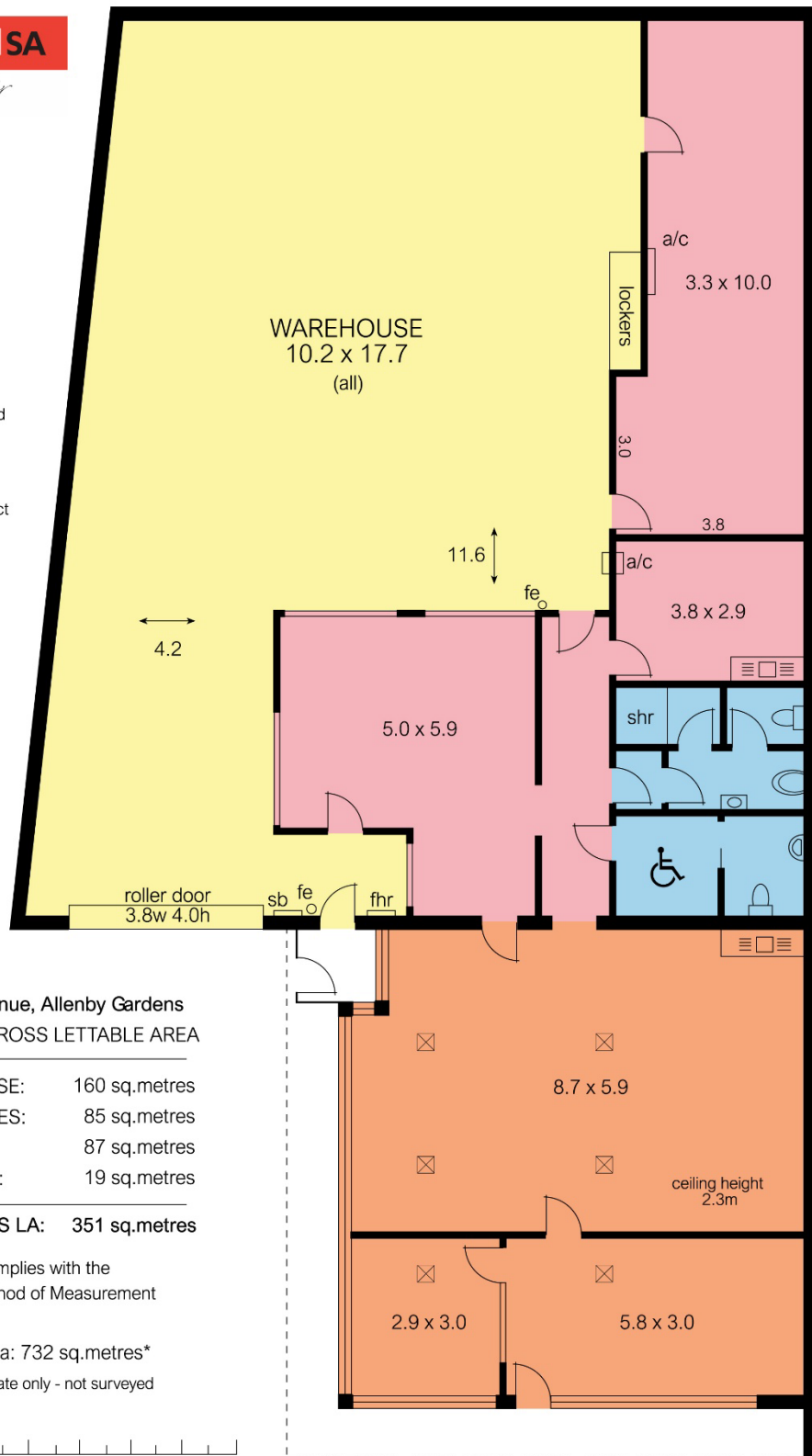
sb = switch board
dist = distribution board
fe = fire extinguisher
fhr = fire hose reel
a/c = air conditioner
☒ = air conditioner duct



Floor Plan

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sb = switch board
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6 Leane Avenue, Allenby Gardens
ESTIMATED GROSS LETTABLE AREA

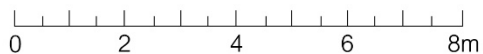
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Property Video & Photos

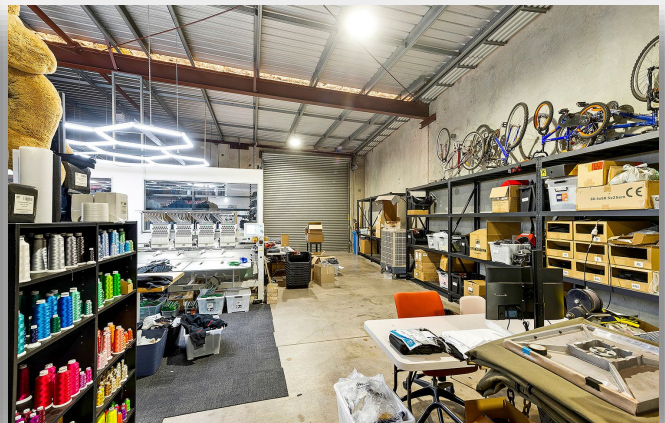
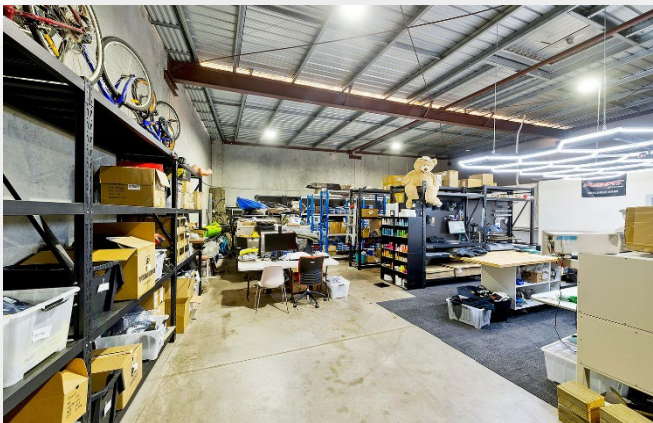
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Property Video & Photos



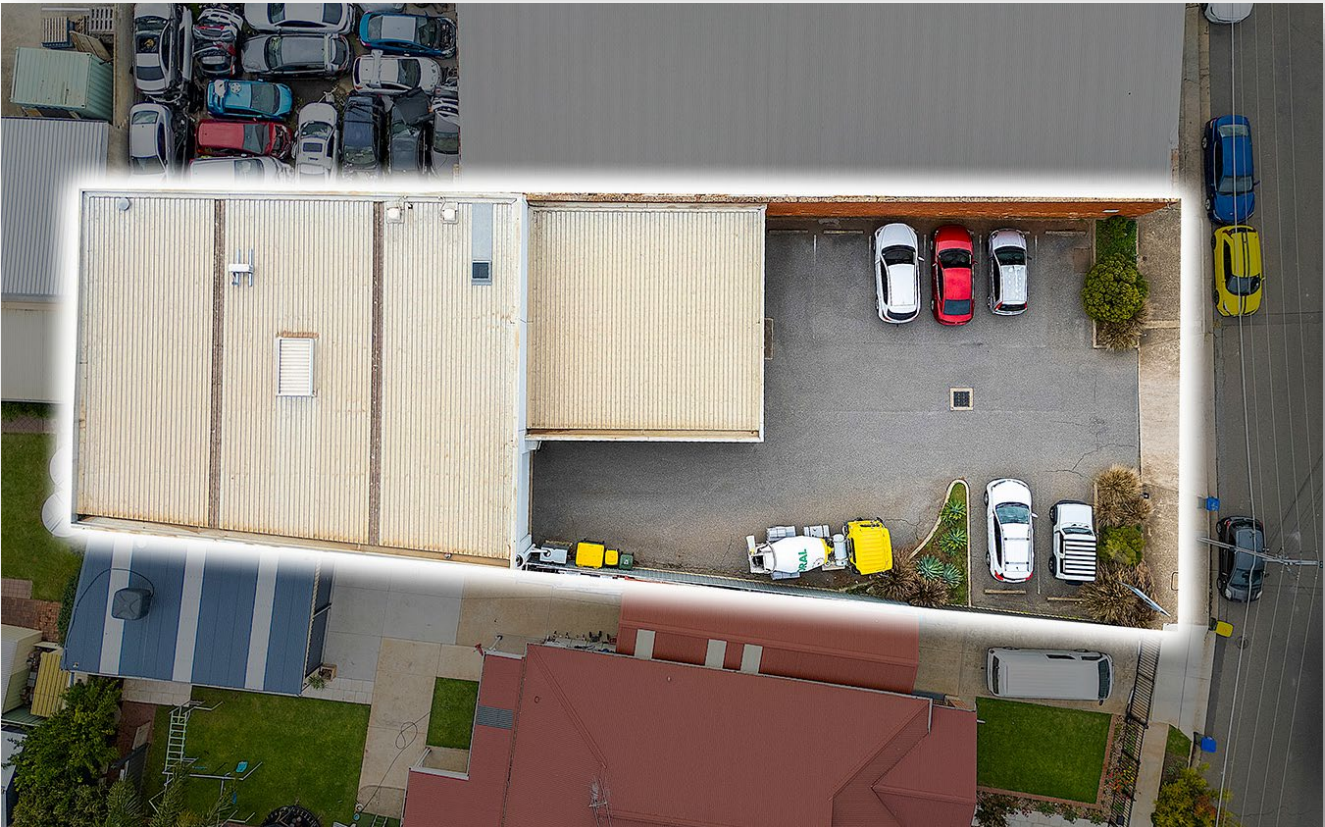
Property Video & Photos



Property Video & Photos



Property Video & Photos



Disclaimer

This Information Memorandum has been prepared by Commercial SA solely for the information of potential purchasers to assist them in deciding whether they are sufficiently interested in the property offered for sale to proceed with further investigation.

The information provided does not constitute all or any part of an offer or contract and is intended for the purpose of a guide only.

Potential purchasers should not rely on any material contained in this Information Memorandum as a statement or representation of fact but should satisfy themselves as to its correctness by such independent investigation as they or their legal and financial advisers see fit.

Commercial SA does not accept liability for the information contain within this report. Any liability on the part of Commercial SA, their servants or agents for damages for any claim arising out of or in connection with this Information Memorandum, shall not (whether or not it results from or involves negligence) exceed \$1,000.00.

This Memorandum contains confidential information and is not to be re-supplied to any other person without the prior written consent of Commercial SA.



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.

Certificate of Title

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Product Register Search (CT 5412/204)
Date/Time 04/05/2026 03:40PM
Customer Reference CSA - 4267
Order ID 20260504009158

REAL PROPERTY ACT, 1986



The Registrar-General certifies that this Title Register Search displays the records maintained in the Register Book and other notations at the time of searching.



Certificate of Title - Volume 5412 Folio 204

Parent Title(s) CT 4380/966
Creating Dealing(s) CONVERTED TITLE
Title Issued 15/04/1997 Edition 8 Edition Issued 07/10/2020

Estate Type

FEE SIMPLE

Registered Proprietor

BEDROCK (ADAMS) PTY. LTD. (ACN 641 448 062) (ACN: 641 448 062)
OF L 2 351 BURWOOD HIGHWAY FOREST HILL VIC 3131

Description of Land

ALLOTMENT 4 DEPOSITED PLAN 30108
IN THE AREA NAMED ALLENBY GARDENS
HUNDRED OF YATALA

Easements

NIL

Schedule of Dealings

NIL

Notations

Dealings Affecting Title	NIL
Priority Notices	NIL
Notations on Plan	NIL
Registrar-General's Notes	NIL
Administrative Interests	NIL

Certificate of Title

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Product
Date/Time
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Order ID

Register Search (CT 5412/204)
04/05/2026 03:40PM
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