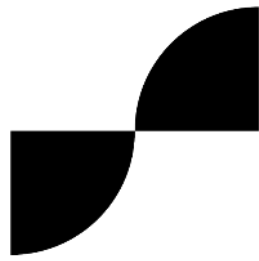




Heads of Agreement

Lot 138/2 Akuna Street Canberra City ACT 2601

Sentia Real Estate



Sentia

Our defining property is trust.

Sentia Real Estate

PO Box 4256

Manuka ACT 2603

(02) 5134 2982

SentiaRE.com.au

ABN 72 156 487 240

ACT LIC 18401664 | NSW LIC 10007304



Monday, 6 January 2025

Dear Sir/Madam,

RE: SALE PROPOSAL

Further to our recent discussions on the above premises, it is with pleasure that we attach the following proposal for your consideration.

Please sign and return the attached copy of this proposal as your acceptance of the terms and conditions along with providing your deposit. Upon receiving vendor approval, we notify you and will instruct the vendor's solicitor to prepare the Contract of Sale.

You should be aware that there will be no binding agreement until contracts have been executed by both parties.

Should you have any queries please do not hesitate to contact me.

Yours sincerely,

Chris Antos

Director

0422 837 647

chris@sentiaRE.com.au

Sentia



SALE DETAILS

1. VENDOR	C Poulton Consulting Pty Ltd & Bott Enterprises Pty Ltd & OperumHoldings Pty Ltd	
2. PURCHASER		
3. AGENCY	Sentia Real Estate (ACT) Pty Ltd	
4. PROPERTY	Block 13 Section 12 Division CITY And known as having the address of: Unit 138/2 Akuna Street, City ACT 2601	
5. AREA	67m ²	
6. PROPERTY SPECIFICATION	The premises will be delivered as per inspection.	
7. EXISTING SUBLEASE(S)	Not applicable	
8. OUTGOINGS	*Current outgoings estimate:	
	General Rates:	\$ 5,080
	Water & Sewerage Rates:	\$ 785
	Strata Levies:	\$ 5,342
<i>* THESE ARE THE ESTIMATED OUTGOINGS KNOWN TO THE AGENT AND IT IS THE PURCHASER'S RESPONSIBILITY TO IDENTIFY AND ESTABLISH EXACT FIGURES FOR ANY OUTGOINGS THAT MAY BE PAYABLE.</i>		
9. SALE PRICE	\$450,000	
10. GST	Where applicable, all prices quoted in this proposal are exclusive of GST liability.	

The Purchaser must provide the deposit amount outlined below upon signing this proposal. The deposit will be applied by the Agent either towards the sale amount following settlement or payment of the Vendor's fees (capped at \$2,500) in accordance with this terms sheet if the Purchaser withdraws from this agreement due to no fault of the Vendor.

EFT TRANSFER DETAILS:

11. DEPOSIT

Amount: \$5,000
Account Name: Sentia Trust Account
BSB: 182-266
Account Number: 304 505 282
Description: 2 Akuna St

On completion of Contract of Sale, or the Purchaser withdrawing from the agreement, whichever occurs first, the Purchaser hereby authorises and directs Sentia Real Estate (ACT) Pty Ltd to apply the Deposit in accordance with the above clause

Any remaining balance of the deposit paid by the Purchaser will be refunded by EFT transfer to the bank details below:

**12. AUTHORITY TO
RELEASE DEPOSIT**

Account Name:
BSB:
Account Number:

Should the Vendor withdraw from this agreement, the Deposit will be refunded to the Purchaser.

Sale contracts must exchange within 10 days of the sale contract being issued to the Purchaser or their solicitor, on 10% of the sale value (less the Deposit amount).

13. EXCHANGE

If the Purchaser withdraws from negotiations prior to Exchanging contracts (which includes where they fail to negotiate reasonably or to negotiate promptly so as to conclude negotiations within 10 days from receiving sales documentation) then the Purchaser is responsible for the costs of the Vendor to that point in time.

14. SETTLEMENT

Settlement is to occur no later than 30 days from the date of Exchange.



**15. CONDITIONAL
PROPOSAL**

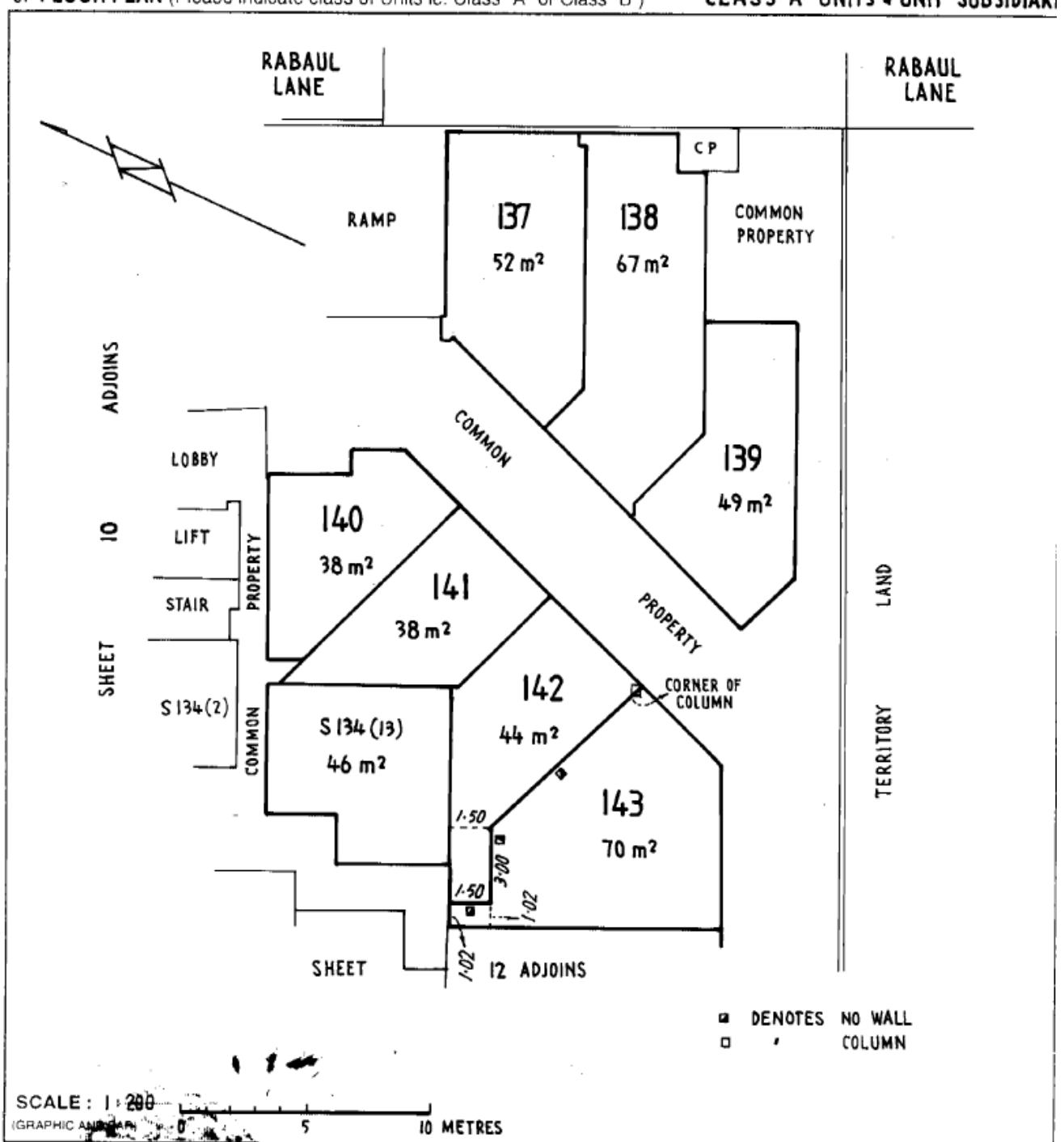
This proposal is conditional of the Vendor's formal approval and is given on a non-exclusive basis.

**16. EFFECT OF TERMS
SHEET**

Th This terms sheet sets out the basis on which the parties will proceed to negotiate and finalise a sale. The parties however agree that, with the exception of clause re: Exchange, re: Confidentiality, re: Deposit; the terms sheet and the transaction contemplated by it is not binding unless and until formal documents have been agreed and executed by the parties.



PLAN



SIGNATORIES

By signing in the space provided below all parties warrant that they have full authority to enter into this agreement, even if there is more than one Purchaser or Vendor.

Entity Name:

ABN:

Person of Authority:

PURCHASER AGREEMENT TO PROPOSAL TERMS

Signature:

Date:

Email:

Phone:

Address:

PURCHASER SOLICITOR DETAILS

Solicitor Firm:

Contact Person:

Email:

Phone:

Signed on behalf of: C Poulton Consulting Pty Ltd & Bott
Enterprises Pty Ltd &
OperumHoldings Pty Ltd

VENDOR AGREEMENT TO PROPOSAL TERMS

Signature:

Person of Authority:

Date:

VENDOR SOLICITOR DETAILS

Solicitor Firm:

Contact Person:

Email:

Phone:



SENTIA RECOMMENDED PROFESSIONALS

FITOUT	Antos Constructions www.antosconstructions.com Contact: Nick Antos 0418 261 251
CLEANING	Empire Management Services www.empiremsp.com.au Contact: Alex Stefopoulos 02 6228 1777
AIR CONDITIONING	Pacific Facilities Maintenance www.pacificfm.com.au Contact: Justin Hyland 02 6262 4673
METERED SERVICES	Beevo Beevo is a one-stop shop for business connections and provided as a complimentary service to the Agent's buyers. Unless directed otherwise, the Agent will provide the Purchaser's contact information with a Beevo specialist who will profile the services available at the property and offer service connection options.
PROPERTY MANAGEMENT	Sentia Real Estate https://www.sentiare.com.au Contact: Andrew Brient 0448 466 869



Sentia

Your trusted
Real Estate partners,
opening doors to
new opportunities.



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@Sentiarealestate
SentiaRE.com.au