

UNIT 10

202-208 Glen Osmond Road Fullarton SA

FOR SALE VIA EXPRESSIONS OF INTEREST



Executive Summary

ADDRESS:
Unit 10, 202-208 Glen Osmond Road, Fullarton SA 5063

LEGAL DESCRIPTION:
CT Volume 5133 Folio 179 being Allotment 10 in Strata Plan 12481

NET LETTABLE AREA:
182 sqm (approx.)

CAR PARKING:
Seven under croft car parks

COUNCIL:
City of Unley

ZONING:
Business Neighbourhood

METHOD OF SALE:
For sale by Expressions of Interest, closing 4pm Thursday 29th May 2025

David Buenfeld
Director - Commercial
0416 045 675
david.buenfeld@belleproperty.com

Phil Blows
Sales & Leasing Executive
0439 035 001
philip.blows@belleproperty.com



CONTACT DETAILS:

On behalf of the vendor, Belle Property Commercial Adelaide is delighted to offer for sale, Unit 10/202-208 Glen Osmond Road, Fullarton.

Located just 3km south-east of the CBD on Glen Osmond Road inbound, this superb ground floor office enjoys excellent natural light and comes with 7 under croft car parks—perfect for businesses seeking accessibility and convenience.

This is a fantastic opportunity for owner occupiers and investors and we highlight the key property features below:

- Modern and versatile, very well-presented commercial accommodation that has been recently refurbished
- Light and bright tenancy of approximately 182 square metres
- Seven under croft car parks
- Secure spacious storage unit
- Well located in the fringe office precinct
- Fully fitted out with a combination of partitioned offices and open planned workstations
- Practical fit-out with flexibility to adapt to any desired use
- To be offered with vacant possession

Easily accessible from the inner metropolitan suburbs, hills and City, it is an ideal opportunity to secure a very rare commodity in this price range.

For Sale by Expressions of Interest closing Thursday 29th May 2025. To arrange an inspection of the property or for further information, please contact the exclusive selling agents at Belle Property Commercial.



Property Overview

Located towards the rear of the group, the property comprises a circa 1990's built ground floor office suite within a group of 13 office suites know as The Fullarton Centre. The unit provides approximately 182 square metres of light filled accommodation with a pleasant outlook to the surrounds.

The property is fitted out with a reception area, meeting room, 6 private offices, rear open plan office area with workstations, kitchenette and private amenities. The office suite is air-conditioned with ducted heating and cooling. The practical fit-out has the flexibility to adapt to any desired use. The accommodation has recently undergone refurbishment and presents extremely well.

The complex has under croft car parking with Unit 10 having 7 designated spaces and a large secure storage unit.

In a market characterised by a scarcity of quality commercial property in this location and in this price bracket, Unit 10 202-208 Glen Osmond Road, Fullarton represents a sound opportunity for those buyers who recognise the huge potential this property has to offer.

The subject property is a highly appealing opportunity to both investors and to future owner occupiers as it is undoubtedly superb location, and the property is sure to provide strong capital appreciation and rental growth in the years to come.







Fullarton: A Connected, City-Fringe Destination

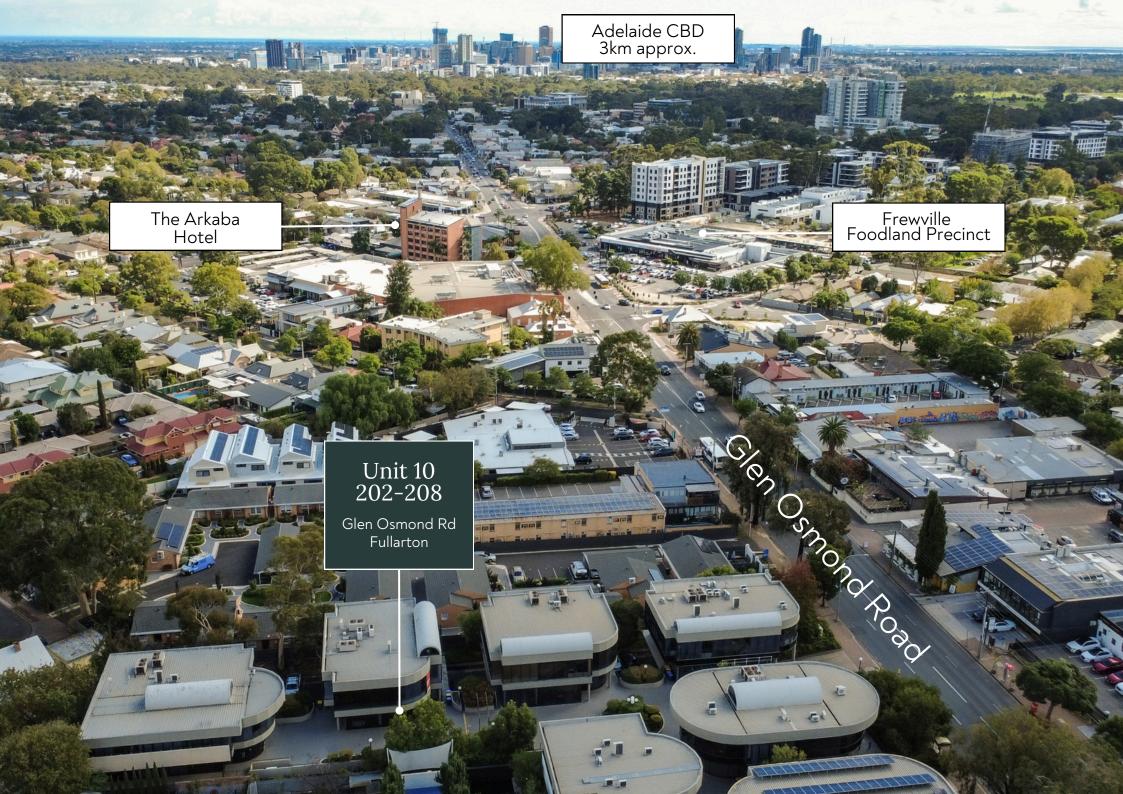
Positioned just 3 kilometres south-east of the Adelaide CBD, Fullarton is a tightly held and highly desirable city-fringe suburb, offering a rare blend of convenience, accessibility, and lifestyle. The subject property is ideally situated along Glen Osmond Road—an arterial route that provides seamless access to the Adelaide CBD, the South Eastern Freeway, and the picturesque Adelaide Hills.

Surrounded by established inner-metropolitan suburbs including Glenside, Glenunga, and Parkside, Fullarton is well-serviced by public transport and major road networks, making it easily accessible for clients and staff alike.

Local amenities add to the area's appeal, with nearby drawcards including the award-winning Frewville Foodland, Glenunga International High School, and the popular Parkside Hotel. The immediate precinct features a diverse mix of small- to medium-scale commercial properties, particularly along Glen Osmond Road, transitioning into quiet residential streets just moments away.

Whether you're an owner occupier or investor, this tightly held location presents an outstanding opportunity to secure a versatile commercial space in a well-connected and high-performing part of metropolitan Adelaide.







The property provides ample under croft parking and is easily accessible via public transport and major road networks—ideal for clients and staff alike.





Outgoings

*Per Annum

TOTAL OUTGOINGS PER ANNUM	\$14,181.70
STRATA CORPORATION FEES	\$6,842.00
LAND TAX (SINGLE HOLDING)	\$ 0.00
EMERGENCY SERVICES LEVY:	\$1,249.00
SA WATER RATES:	\$1,297.00
MUNICIPAL RATES:	\$5,152.00



Disclaimer: All information noted is approximate.

Floorplan



Total Nett Lettable Area: 182m²

The Sales Process

Unit 10/202-208 Glen Osmond Road, Fullarton SA 5063, is offered For Sale via Expressions of Interest closing Thursday 29th May 2025 at 4pm (Unless Sold Prior).

The following information is available by request from the selling agent:

- Vendors Disclosure Statement (Form 1)
- Expression of Interest Form
- Proposed Form of Sale Contract

The Expression of Interest form will be provided by the selling agents on request and can be lodged by email, mail, or hand delivery to the agents registered address. As a minimum the following information should be provided:

- The legal name of the purchasing entity together with details of the Directors, or full name if being acquired by a natural person
- The purchase price in Australian dollars and excluding GST
- The proposed deposit amount or a fixed % of the purchase price (preference to 10% deposit)
- Preferred settlement date or period (preference to shorter settlement timeframes)
- Any conditions associated with the offer
- Contact details including mobile, telephone number, contact person, and email address

The registered owner is not bound to negotiate with any party which lodges an Expression of Interest. Accordingly, parties are encouraged to lodge their highest and best offer in order to have the best chance of being considered in final negotiations.

Our instructors reserve the right to change the structure and timing of the sale process at its absolute discretion at any stage. This includes dealing with a prospective purchaser on an exclusive basis at any time.

Prospective purchasers may, if they desire, lodge an Expression of Interest as a binding offer in contract form. For this purpose, the Agent will if requested provide a sale contract and vendor's statement (Form 1) to the interested parties. Preference may be given to purchasers who lodge a binding offer in contract form as their Expression of Interest.

Inspections:

All inspections by potential purchasers or their consultants are to be arranged by prior appointment with the selling agents.

For further details please contact the exclusive selling agents:

David Buenfeld Director - Commercial0416 045 675
david.buenfeld@belleproperty.com

Phil Blows Sales & Leasing Executive 0439 035 001 philip.blows@belleproperty.com

Belle Property Commercial Adelaide 177 Grote Street, Adelaide SA 5000 (08) 8221 6093



Annexure A. Certificate of Title





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 5133 Folio 179

Parent Title(s) CT 5126/314, CT 5126/315, CT 5126/316

Creating Dealing(s) SA 7523086

Title Issued 20/07/1993 Edition 4 Edition Issued 02/06/2011

Estate Type

FEE SIMPLE (UNIT)

Registered Proprietor

DEARDEN PTY. LTD. (ACN: 149 647 807)

OF UNIT 10 202-208 GLEN OSMOND ROAD FULLARTON SA 5063

Description of Land

UNIT 10 STRATA PLAN 12481 IN THE AREA NAMED FULLARTON HUNDRED OF ADELAIDE

Easements

NIL

Schedule of Dealings

Dealing Number Description

11585648 MORTGAGE TO NATIONAL AUSTRALIA BANK LTD.

Notations

Dealings Affecting Title NILL
Priority Notices NIL

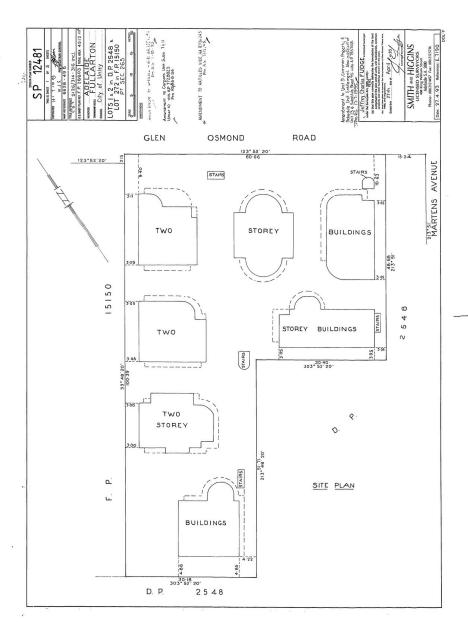
Notations on Plan

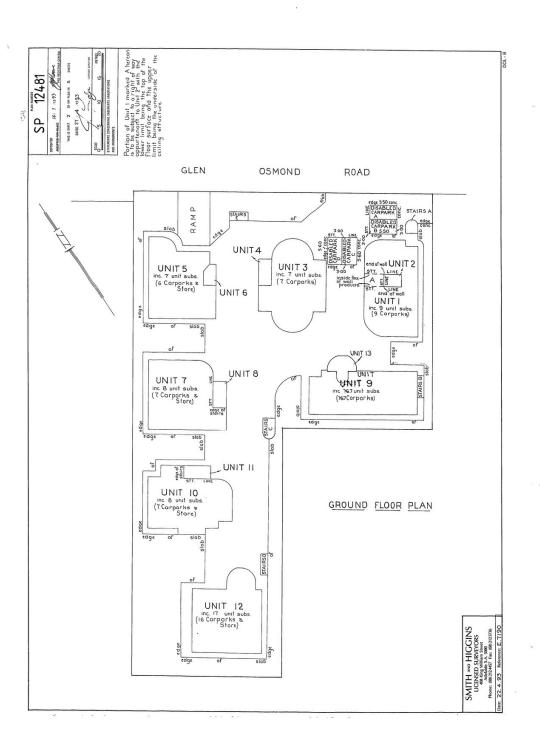
 Lodgement Date
 Dealing Number
 Description
 Status

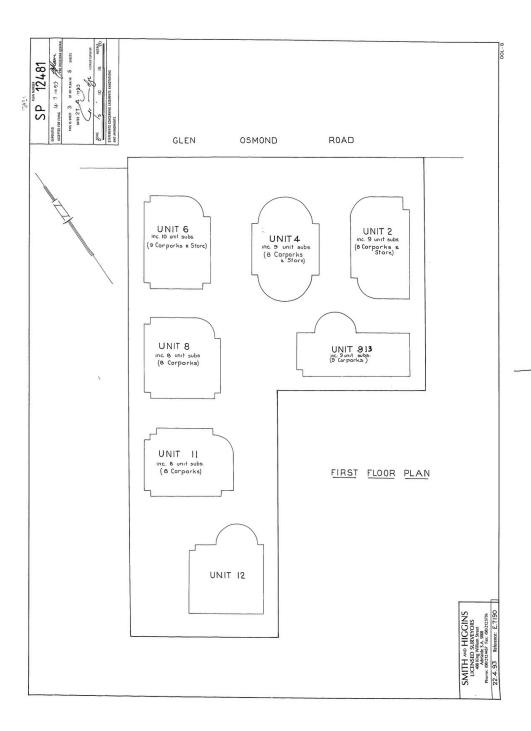
 22/11/1995
 8026243
 APPLICATION TO AMEND
 FILED

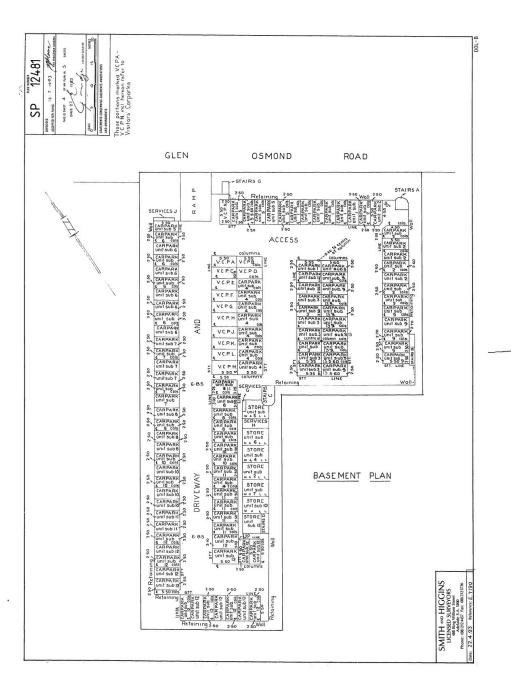
Registrar-General's Notes NIL
Administrative Interests NIL

Annexure B. Strata Plan









Application No. 7523086

AMENDED VIDE AP 7937445

DEPOSITED 12/07/95

PRO REGISTRAR-GENERAL

THIS IS SHEET 5 OF 5 SHEETS

SCHEDULE OF UNIT ENTITLEMENTS

UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT ENTITLEMENT	UNIT NO.	UNIT
1 2 3 4 5 6 7 8 9 10 11 12 13	737 818 737 818 737 818 687 720 670 622 687 1244 705				
					RESERVE
AGGREGATE	10000	AGGREGATE			

Annexure C. Expression of Interest Form

PROPERTY Unit 10/202-208 Glen Osmond Road, Fullarton SA 5063

The vendor is not bound to negotiate with any party which lodges an offer. Purchasers are therefore encouraged to submit their highest and best offer for consideration. The lodging of an offer does not create any legally binding obligations on either party until a contract of sale is executed.

1. DETAILS OF POTENTIAL PURCHA	SER (state ABN, if a Company)	
Company		
Contact Name		
Registered Address		
Telephone	Mobile	
Email	ABN	
2. OFFERED PURCHASE PRICE \$	(excluding GST)	
3. DEPOSIT (preference to 10% depos	it)\$	
4. SETTLEMENT TERMS		
5. SPECIAL CONDITIONS		
1 , 1 , 3 3	document, hereby authorises the Vendor to mak bility of such company or person to complete th	•
, .	e offers on this property. I/we acknowledge tha of these offers; having regard to price, settlemen	,
Signature	Print Name	
Authority/Position	///	

Annexure D. Form R7

Consumer and Business Services

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.

Reviewed -August 2017





DISCLAIMER

1. Belle Property Commercial Adelaide (ABN 54 625 130 841) and for themselves and the vendors of this property whose agents they are, give notice that: The particulars contained within this report are indicative and a preliminary outline only for the guidance of prospective purchasers and do not constitute an offer or contract; And 2. All descriptions, dimensions, references to conditions and necessary permission for use and occupation are results of departmental enquiries. Assumptions relating to current rents (if any) and rent reviews, estimated sale prices, conversion costs and other details are given in good faith and are believed to be correct, but any prospective purchasers should not rely upon them as statements of representations of fact, but must satisfy themselves by inspection, enquiries or otherwise as to the correctness and comprehensiveness of each of them; And 3. Potential purchasers should rely on their own enquiries in relation to any documents or plans included within or attached to this letter; And 4. Belle Property Commercial Adelaide (ABN 54 625 130 841) and the vendor hereby disclaim all responsibility for any harm, loss, cost or damage resulting from use of, or reliance upon, the whole or any part of the information by any prospective purchaser, lender or other person if any part of the information provided within this report is inaccurate