McGEES

Over 45 years of national property excellence

AUCTION



Unit 2/54 Maple Avenue, Forestville

OFFICE WAREHOUSE 455 SQM*

- High Clearance Warehouse of 312 sqm*
- Office/Showroom of 143 sqm*
- 3 Phase Power & 4 Car Parks
- Inner Metro Location 4km* from CBD
- Zoned Urban Corridor (Living)
- Offered with Vacant Possession

Public Auction
Wednesday 9 December at 11am

adl.mcgees.com.au

For Sale
Unit 2/54 Maple Avenue, Forestville





Over 45 years of national property excellence

adl.mcgees.com.au

For Sale
Unit 2/54 Maple Avenue, Forestville



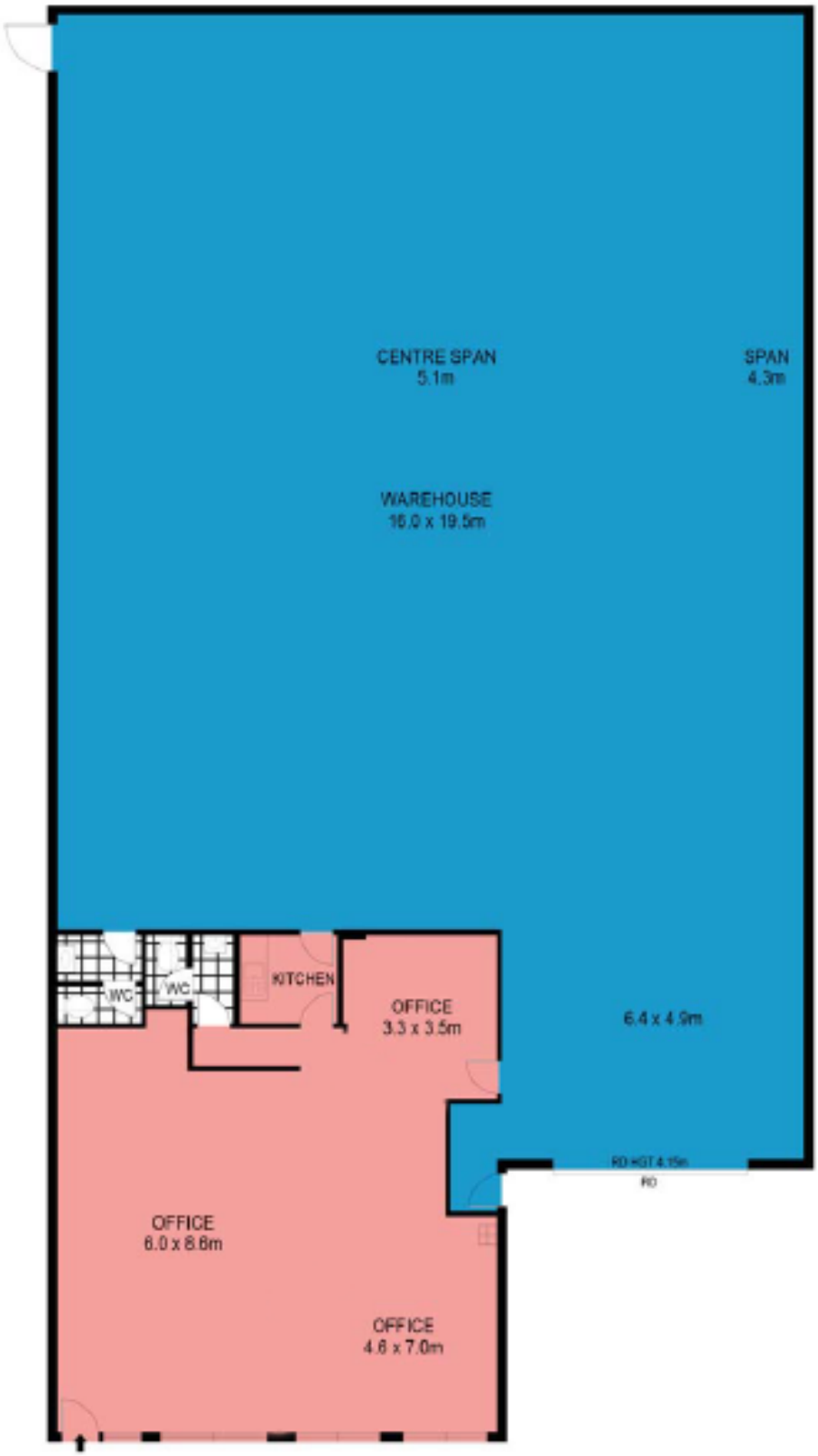




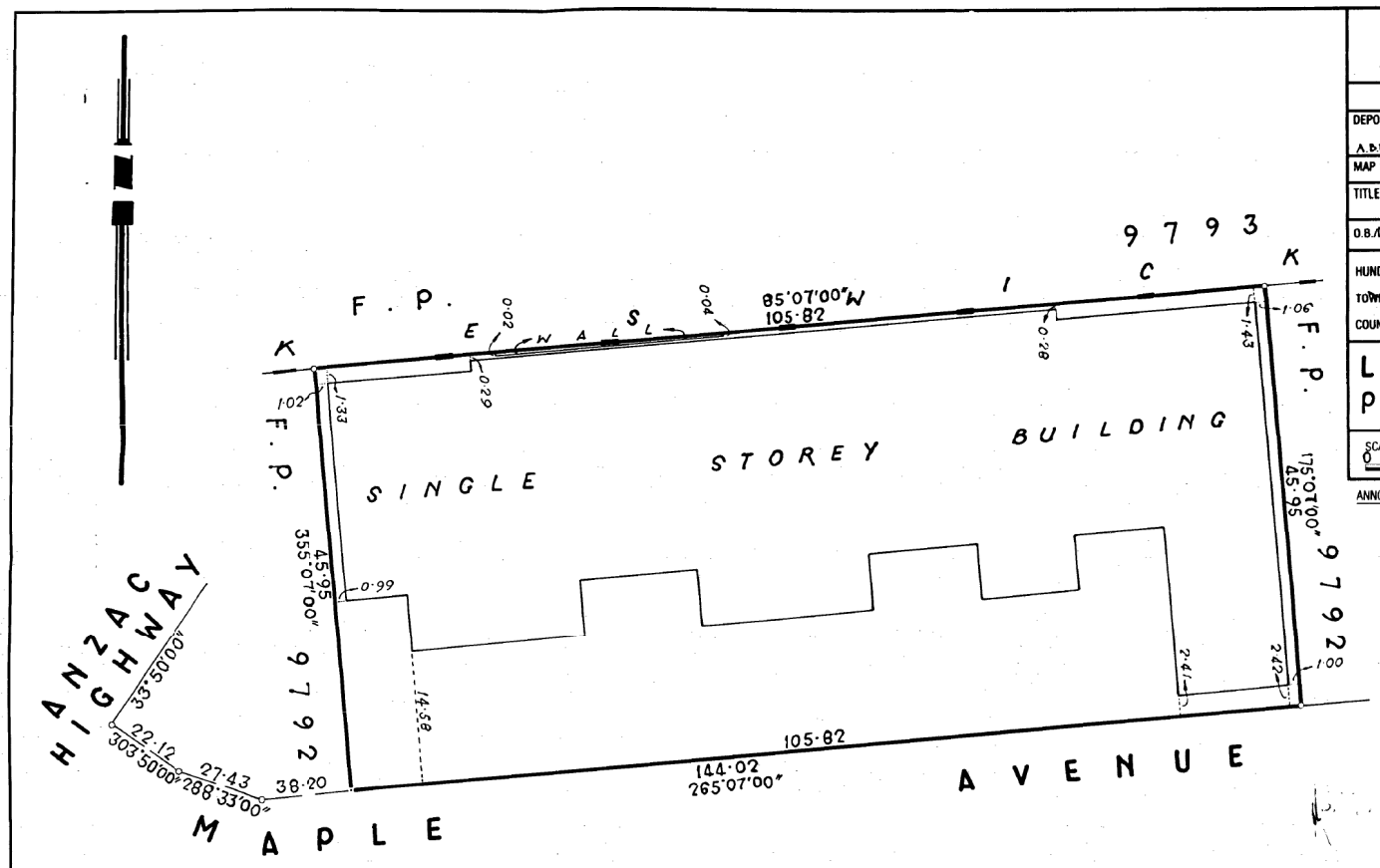




For Sale
Unit 2/54 Maple Avenue, Forestville



10462



SITE PLAN

MICROFILMED
22-11-90

STRATA PLAN NUMBER
SP 10462

THIS IS SHEET 1 OF 3 SHEETS

DEPOSITED 23/ 1 /1990
A.B.B. PRO REGISTRAR-GENERAL

MAP REFERENCE 6628 - 41 n.

TITLE REFERENCE VOL. 4345 FOL. 723

O.B./C&T PLAN REF. F.P. 27874 TOTAL AREA 4862 m²

HUNDRED OF ADELAIDE
TOWNSHIP/AREA FORESTVILLE
COUNCIL The Corporation of the City of PUNLEY

LOT 75 OF F.P. 9792
PT SEC. 442

SCALE 0 4 8 16 24 32 METRES 40

ANNOTATIONS

I, Peter Arthur Smith a licensed surveyor under the Surveyors Act, 1975, certify:-

(a) that this plan correctly delineates the boundaries of the land comprised in the plan and all units, unit subsidiaries, common property and other buildings shown on the plan;

(b) that this plan is correct for the purposes of the Strata Titles Act, 1988, and regulations.

Dated this 7th day of July, 1989.

Licensed Surveyor

SMITH AND HIGGINS
LICENSED SURVEYORS
305 King William Street
Adelaide S.A. 5000
Phone 08 212 [illegible] Fax 08 212 [illegible]

Date 7·7·1989 Reference E. 7102

DOL - D·1

10462

STRATA PLAN NUMBER

SP 10462

THIS IS SHEET 2 OF 3 SHEETS

DEPOSITED 23 / 1 / 1990 ... REGISTRAR GENERAL

MAP REFERENCE 6628-41 D.

COUNCIL The Corporation of the City of UNLEY

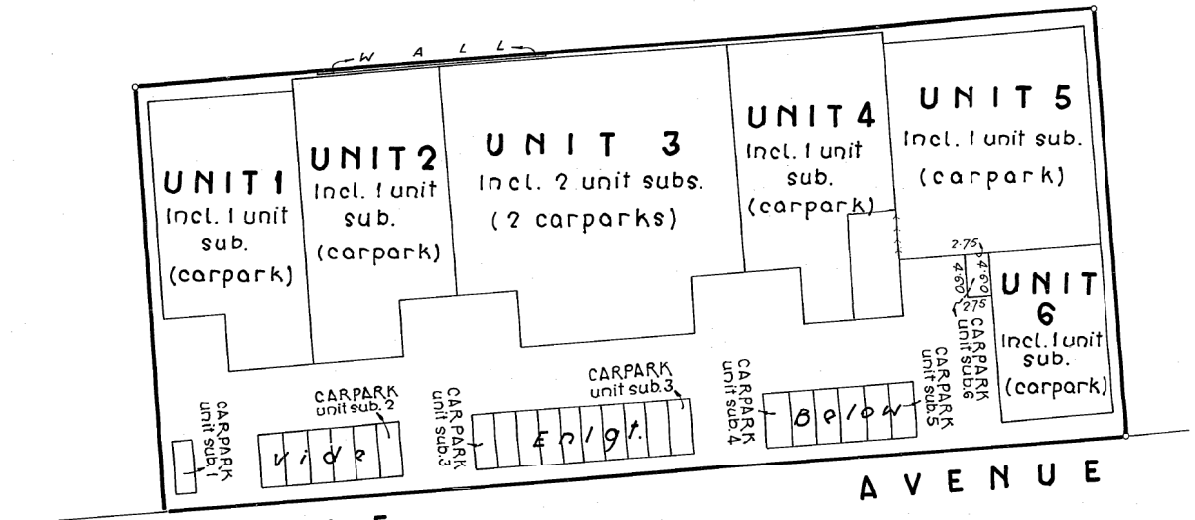
SCALE 0 4 8 16 24 32 METRES 40

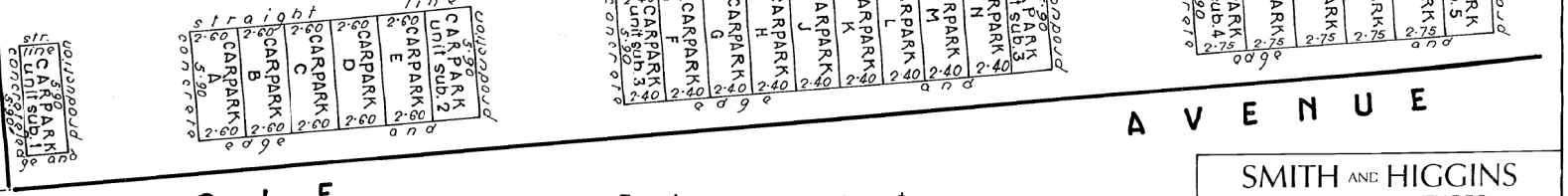
ANNOTATIONS

The lower and upper boundaries of the unit subsidiaries shown as carparks are existing ground level and 3.05 metres above existing ground level respectively except where eaves exist, then the upper boundary to be 0.15 metres below the level of the eaves.

MICROFILMED 22-11-90

GROUND FLOOR PLAN





MAPLE AVENUE

Enlargement

scale:

metres 0 2 4 8 12 16 20 metres

SMITH AND HIGGINS
LICENSED SURVEYORS
408 King William Street
Adelaide S.A. 5000
Phone: (08) 212 4457 Fax: (08) 212 5736

Date: 7-7-1989 Reference: E.7102

DOL - E

SCHEDULE OF UNIT ENTITLEMENT

UNIT No	UNIT ENTITLEMENT	UNIT No	UNIT ENTITLEMENT	UNIT No	UNIT ENTITLEMENT
1	1 539				
2	1 466				
3	2 870				
4	1 378				
5	1 983				
6	764				
				AGGREGATE	
				COMMON PROPERTY	
				ROAD or RESERVE ALLOTMENTS	
AGGREGATE	10 000	AGGREGATE			

STRATA PLAN NUMBER

SP 10462

AMENDED

~~Authenticated~~ vide 6988489

Application No. 6853295

and Accepted for Deposit

pro Registrar-General

7/11/1990

THIS IS SHEET 3 OF 3 SHEETS

SUBSTITUTE SHEET

MICROFILMED
22-11-90

Unit 2/54 Maple Avenue, Forestville
is offered For Sale by Public Auction to be held on-site
on **Wednesday 9 December 2026 at 11am**

For more information, please contact the exclusive agents



James Juers
0438 442 909
jjuers@adl.mcgees.com.au



Ross Christodoulou
0423 420 339
rossc@adl.mcgees.com.au

McGees Property

adl.mcgees.com.au
RLA 1722

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