

An aerial photograph of a coastal property. The top half of the image shows rolling green hills with patches of dark trees. A red line is drawn across the hills, following a path or boundary. Below the hills is a sandy beach with waves breaking on the shore. The sky is blue with some clouds.

# Perfect Beachfront Getaway

978D Tunkalilla Rd – WAITPINGA

Information Memorandum



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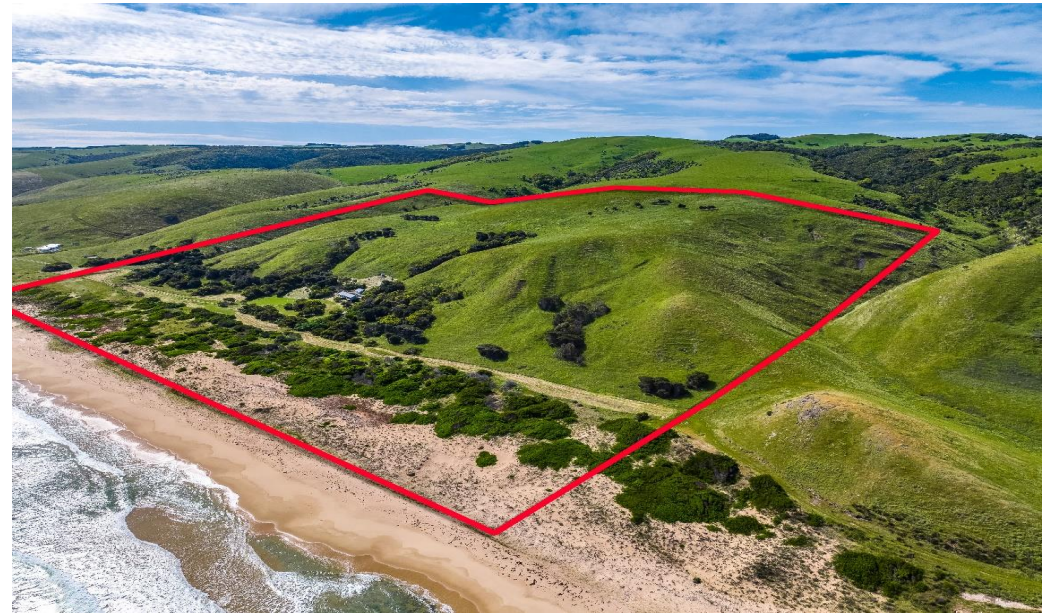
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# OFFER & AGENT DETAILS

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Offers to be submitted through PROPPS offer platform to  
[roger.smith@elders.com.au](mailto:roger.smith@elders.com.au)

<https://elderscorporate.agentboxcrm.com.au/admin/listing/101549/self-checkin-qrcode>

Inspections strictly by appointment with the exclusive  
selling agent

[www.eldersrealestate.com.au](http://www.eldersrealestate.com.au)

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## EXCLUSIVE SELLING AGENT

**Roger Smith**

Senior Sales Consultant

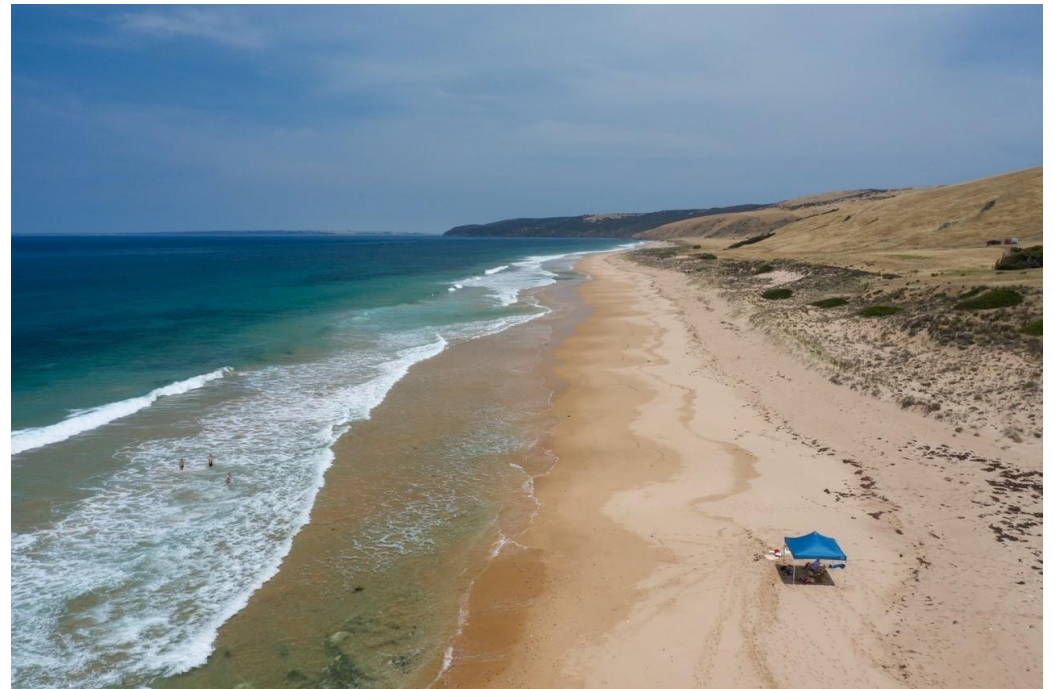
[Roger.smith@elders.com.au](mailto:Roger.smith@elders.com.au)

0407 261 685

Elders Real Estate Hills & Fleurieu

11-13 Victoria Street, Victor Harbor SA 5211

RLA 62833



# INTRODUCTION

## Perfect Private Beachfront Getaway - Tunkalilla

### Key Features

The property was architecturally designed and built by the original owners in 1991.

The current owners have significantly improved the home and grounds with a new kitchen, bathroom and deck areas, roof insulation, solar and electrical have been upgraded and the property is fully off grid with a generator back up. Large rainwater tanks (5 x 14500lt) supply the house and fruit orchard.

The home has the additional following features:

Designed so all living and sleeping areas have views of the ocean.

3 bedrooms, 1 bathroom and 2 Toilets

New kitchen with stone tops

Cork flooring through out

Large living/dining area

Two ocean facing decks and new large rear deck.

New Solar "off grid" system with full generator back up.

New Nectre Combustion heater.

Mitsubishi Electric R/C air conditioning.

New Gas boosted Evacuated cell solar HWS.

Louvred windows throughout, ceiling fans in living & master bedroom.

Large double garage with workshop, potential to convert to additional accommodation.

Total approx. 84 Acres in one large fenced paddock.

The house is physically 100m off the beach, the boundary being the high water mark.



### GENERAL PROPERTY DETAILS

|                 |  |
|-----------------|--|
| ADDRESS         | 978D Tunkalilla Road Waitpinga SA 5203 |
| LOCAL AUTHORITY | Yankalilla District Council            |
| ZONE            | Conservation (Z0904)                   |
| ROAD FRONTAGES  | Tunkalilla Road Carpark                |



# LOCATION

Tunkalilla Beach is located 85 kilometres, on the Southern Fleurieu, just under an hours drive, due south of Adelaide, South Australia.

This area is one of the most popular coastal playgrounds in South Australia and has been a favourite holiday destination with families since the late 1800s. With sun, surf and sand, clear turquoise waters and stunning views, outstanding early colonial architecture, and good pubs, cafés and restaurants it's easy to understand why. Everything you could possibly want for a satisfying holiday is close at hand.





# Overview

Every so often a property comes on the market that really does have a totally unique "wow" factor.

This amazing property is a rare opportunity to purchase on a pristine coastline property with genuine direct beach access - and it's only one and a half hours from Adelaide.

The property shares access with three neighbours via a gated private road leading down from Tunkalilla Rd Car Park.

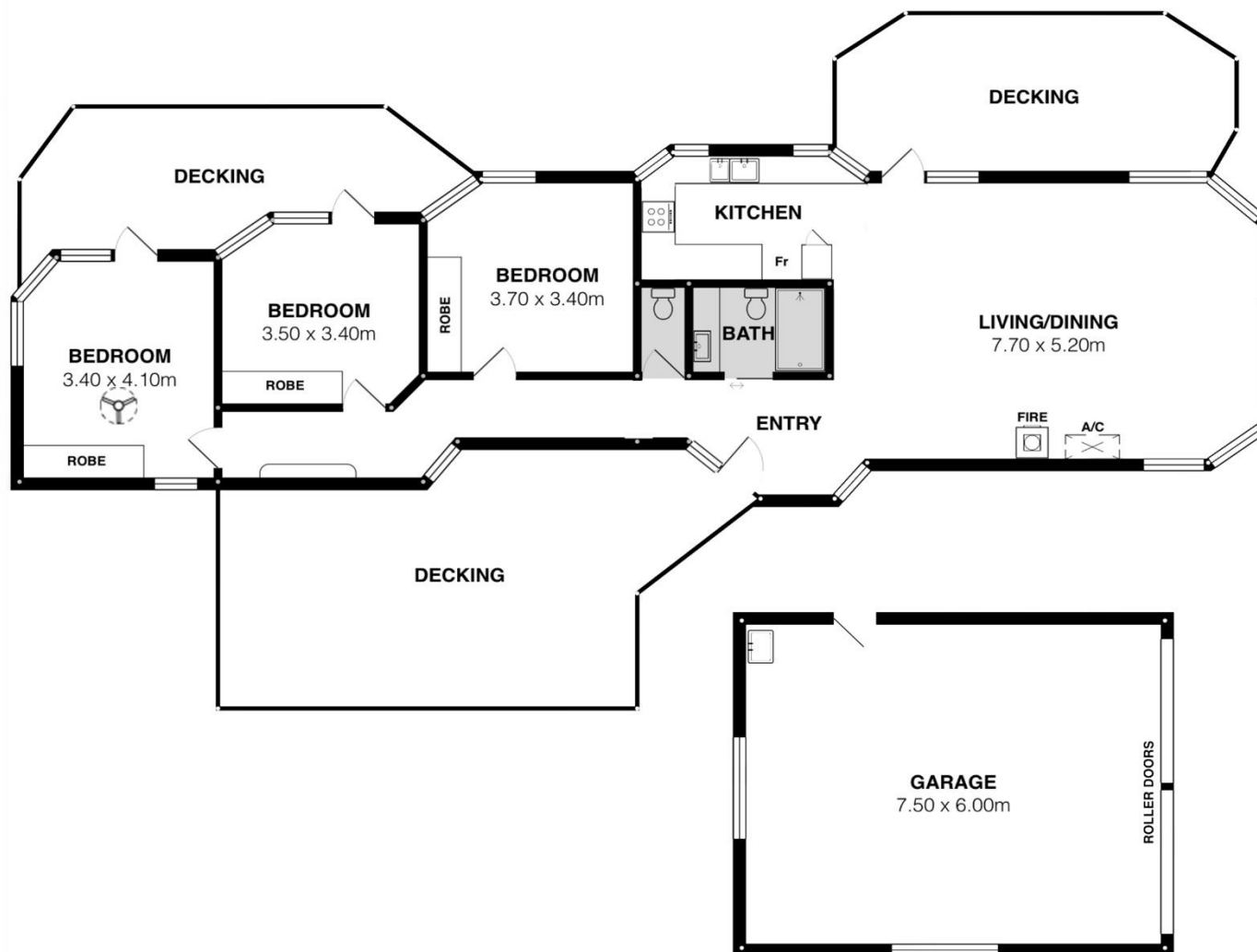
Inspections will be available by Appointment each week with prospective purchasers registering their interest with Roger to gain access.

The pictures really do tell the story and the property has to be seen to be fully appreciated. Once there, it is very hard to leave. Located just off the Heysen Trail between Tunkalilla Head and Deep Creek on Tunkalilla beach with 5kms plus of beach access. Ocean Views from the Pages, Cape Willoughby and Backstairs Passage to Kangaroo Island.

There are agricultural and commercial opportunities provided by the property.

(Coastal protection for the beach with only walking access to the public along the Heysen Trail)





Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

*Elders*







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 5874 Folio 337

|                     |                 |           |                           |
|---------------------|-----------------|-----------|---------------------------|
| Parent Title(s)     | CT 4320/804     |           |                           |
| Creating Dealing(s) | CONVERTED TITLE |           |                           |
| Title Issued        | 21/06/2002      | Edition 2 | Edition Issued 29/08/2018 |

## Estate Type

FEE SIMPLE

## Registered Proprietor

ANNETTE FAYE WATTS  
OF PO BOX 1169 NORTH ADELAIDE SA 5006

## Description of Land

SECTION 1366  
HUNDRED OF WAITPINGA  
IN THE AREA NAMED TUNKALILLA

## Easements

SUBJECT TO EASEMENT(S) OVER THE LAND MARKED A (T 6330017)

SUBJECT TO FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED A

TOGETHER WITH EASEMENT(S) OVER THE LAND MARKED B.C AND E (T 6330018 T 6414442 AND T 6517069 RESPECTIVELY)

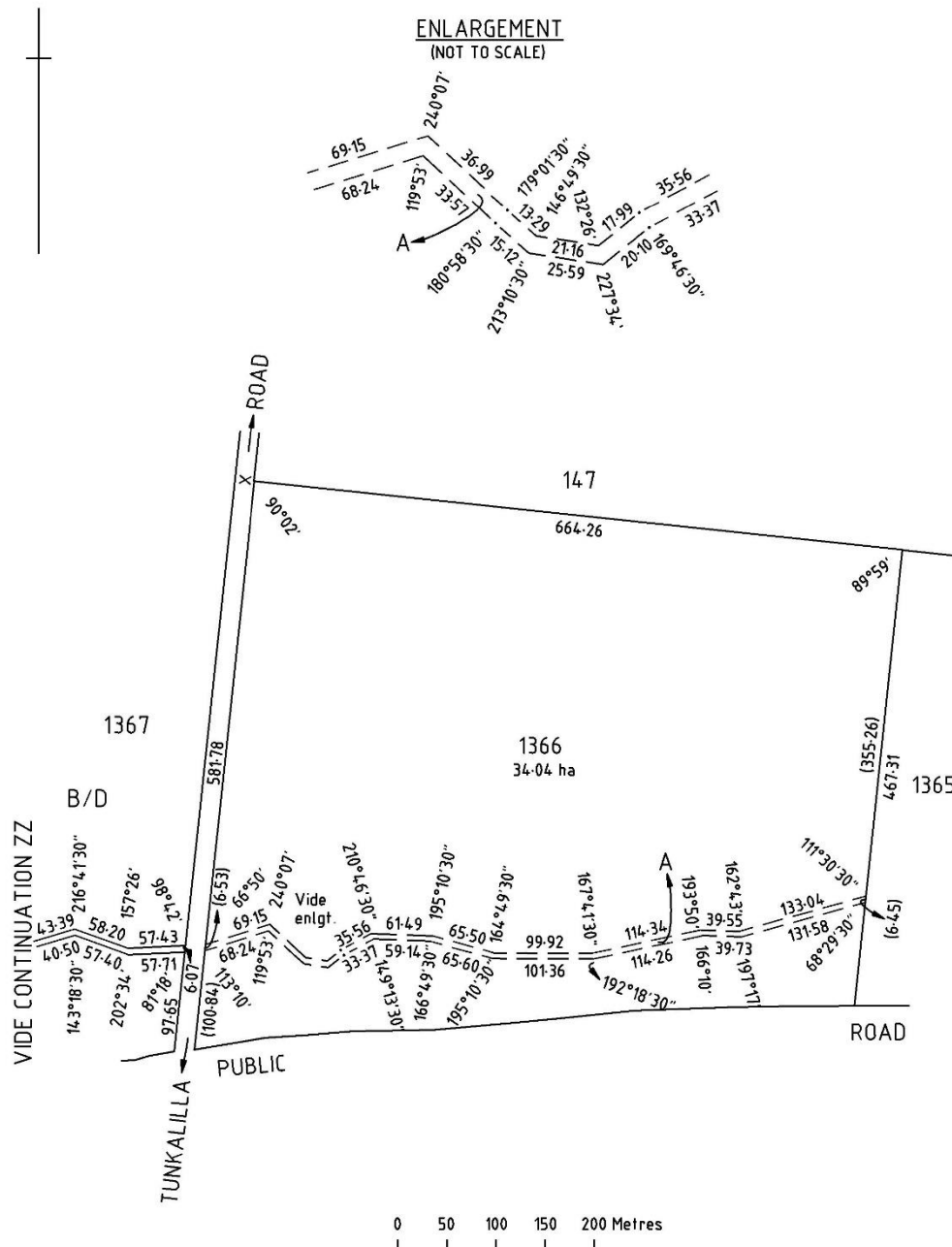
TOGETHER WITH FREE AND UNRESTRICTED RIGHT(S) OF WAY OVER THE LAND MARKED D

## Schedule of Dealings

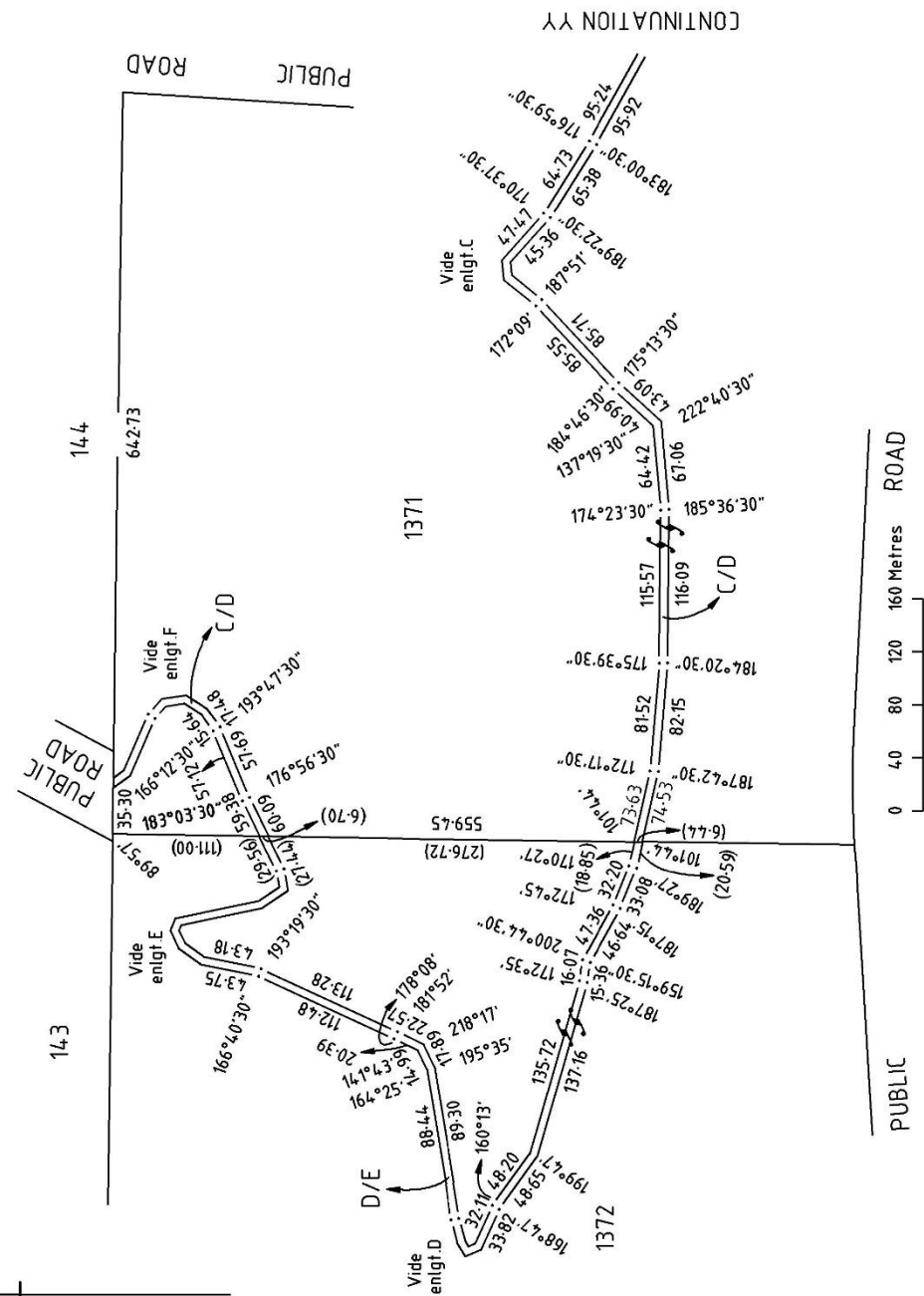
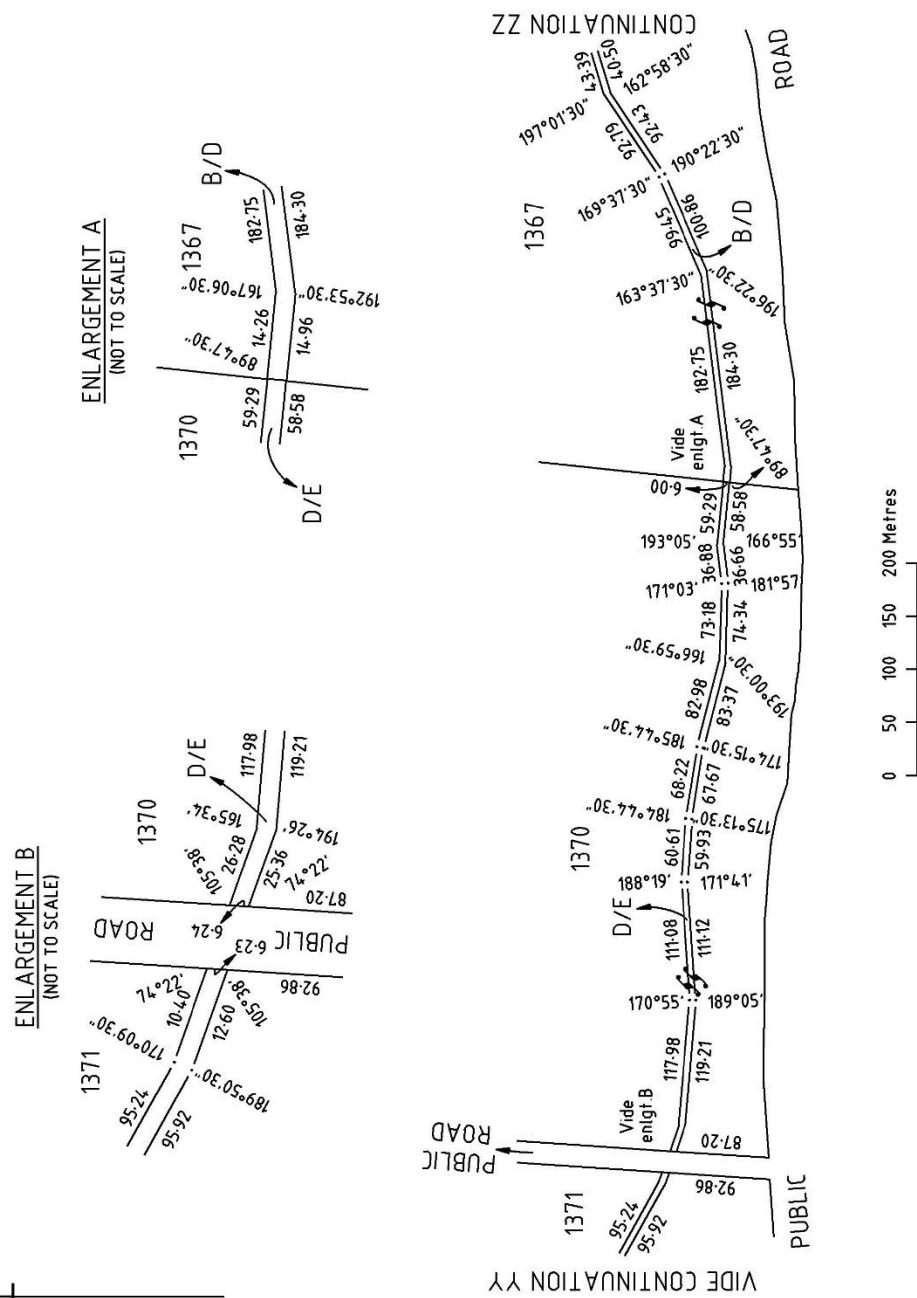
| Dealing Number | Description   |
|----------------|---|
| 12977630       | MORTGAGE TO AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522) |

## Notations

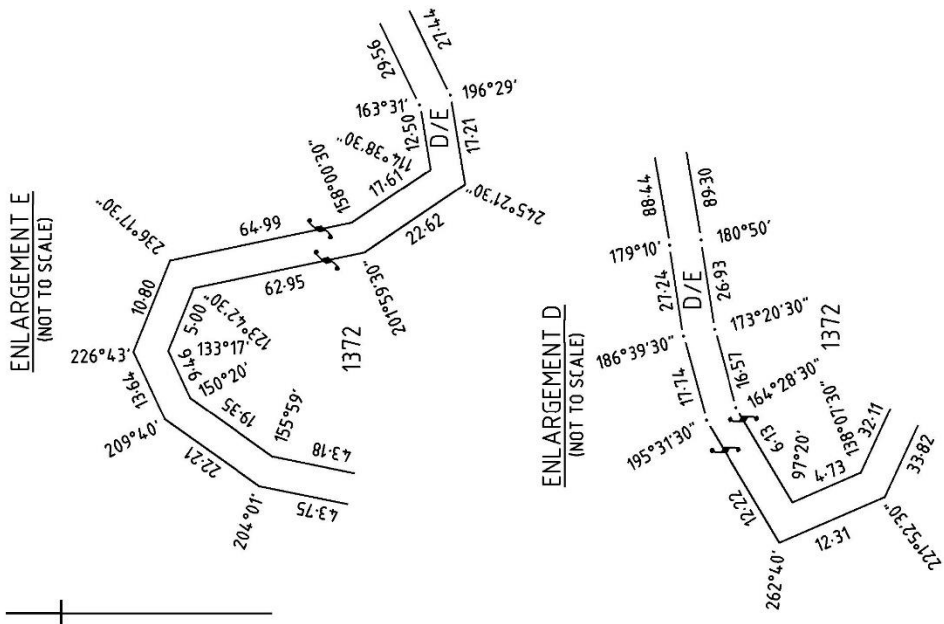
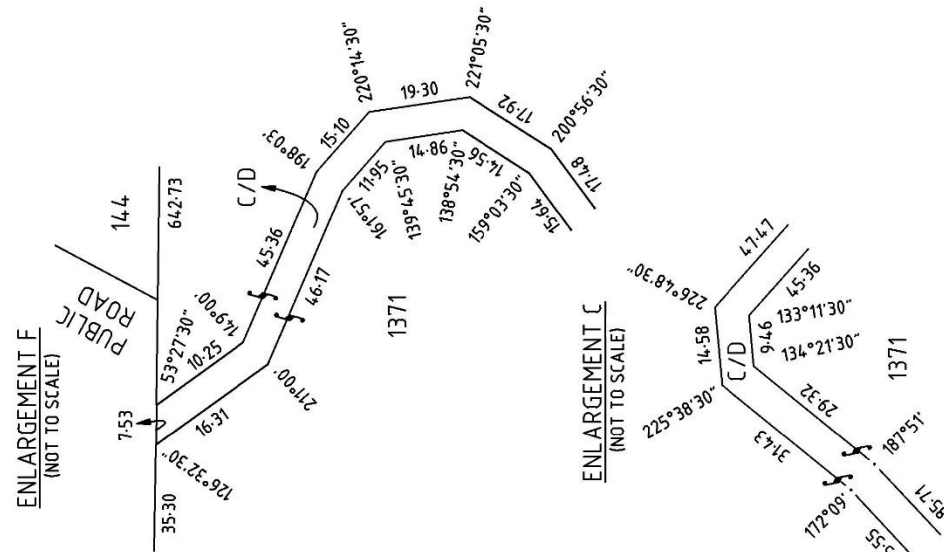
|                           |     |
|---------------------------|-----|
| Dealings Affecting Title  | NIL |
| Priority Notices          | NIL |
| Notations on Plan         | NIL |
| Registrar-General's Notes | NIL |
| Administrative Interests  | NIL |











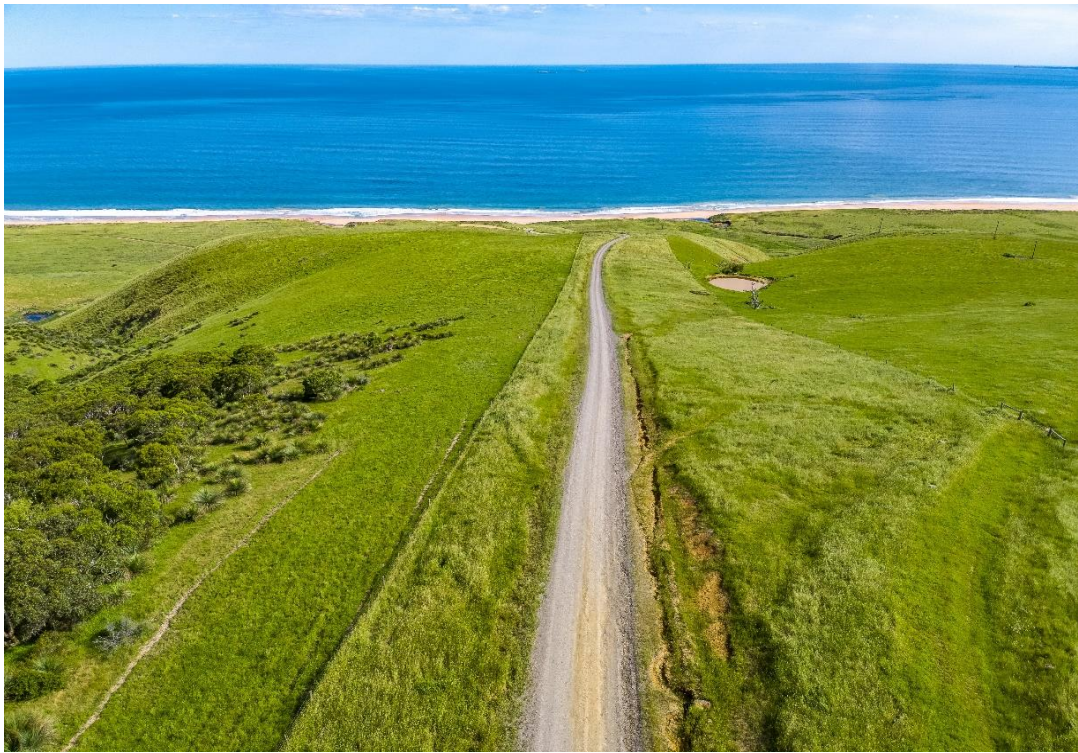
## Certificate of Title

|                                   |                 |
|-----------------------------------|-----------------|
| <b>Title Reference:</b>           | CT 5874/337     |
| <b>Status:</b>                    | CURRENT         |
| <b>Parent Title(s):</b>           | CT 4320/804     |
| <b>Dealing(s) Creating Title:</b> | CONVERTED TITLE |
| <b>Title Issued:</b>              | 21/06/2002      |
| <b>Edition:</b>                   | 2               |

## Dealings

| Lodgement Date | Completion Date | Dealing Number | Dealing Type | Dealing Status | Details   |
|----------------|-----------------|----------------|--------------|----------------|---|
| 23/08/2018     | 29/08/2018      | 12977630       | MORTGAGE     | REGISTERED     | AUSTRALIA & NEW ZEALAND BANKING GROUP LTD. (ACN: 005 357 522) |
| 23/08/2018     | 29/08/2018      | 12977629       | TRANSFER     | REGISTERED     | ANNETTE FAYE WATTS  |

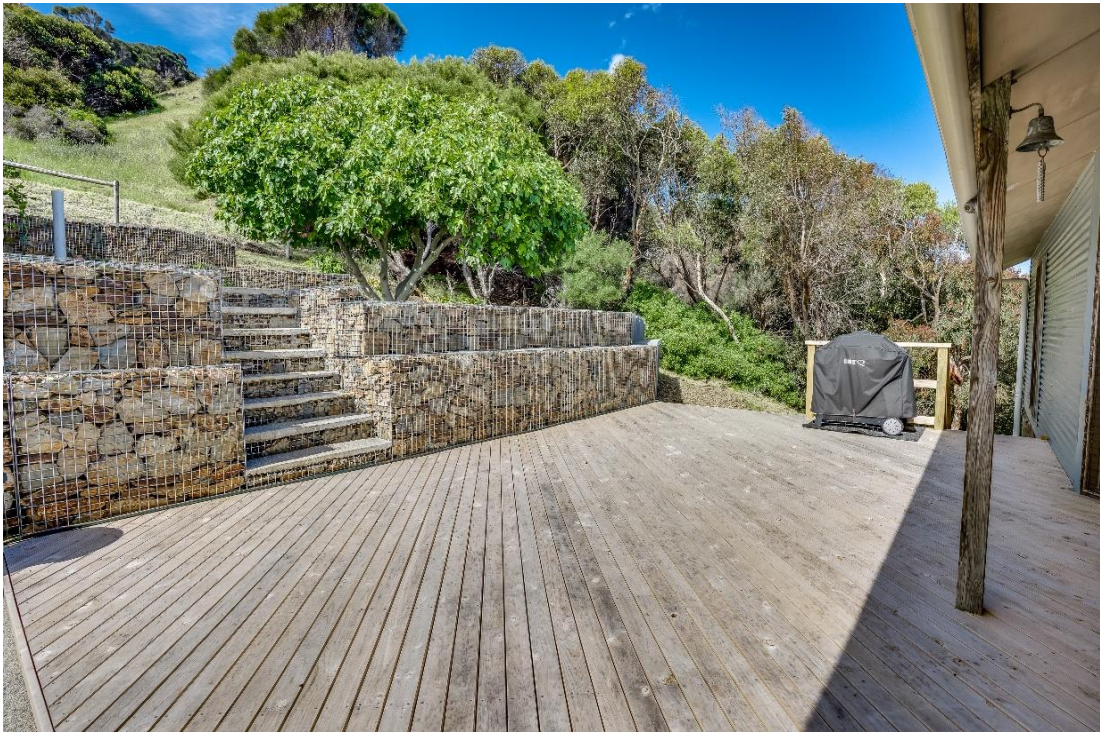




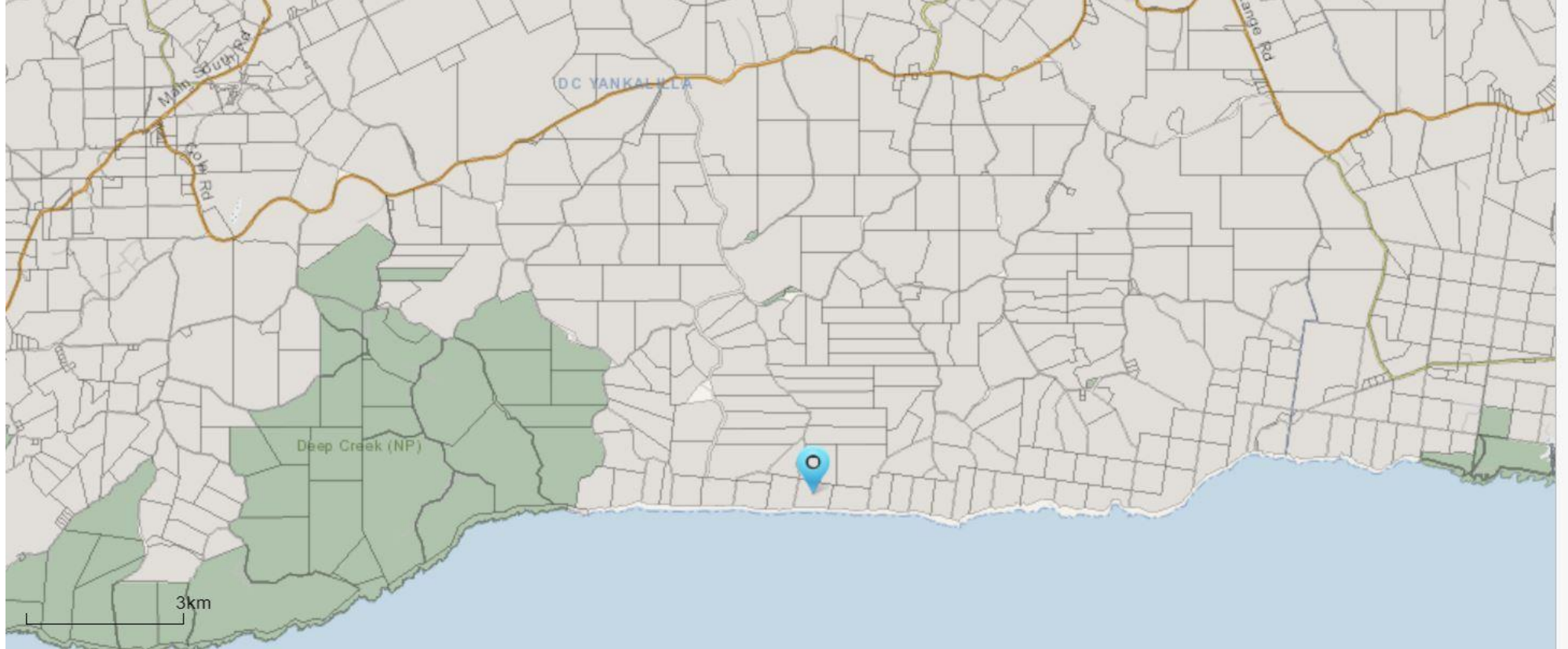




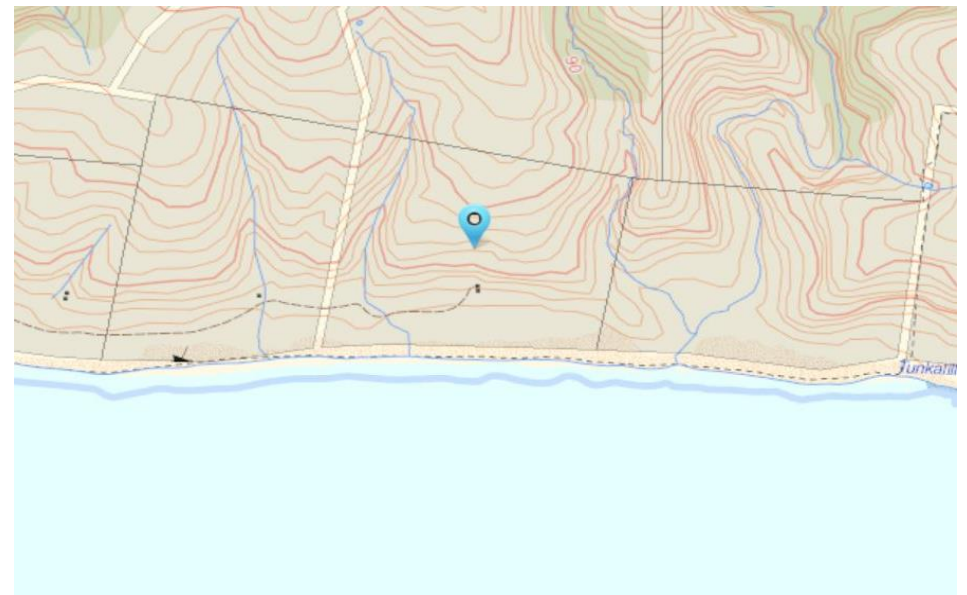




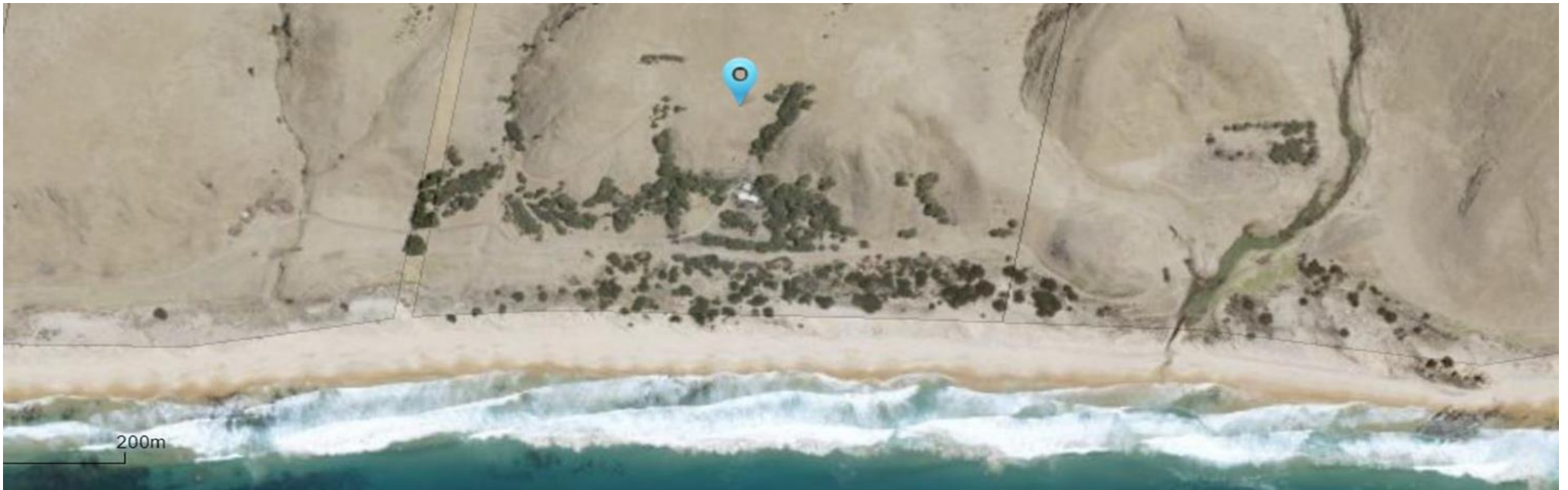




Access to the property is from Range Rd to the Tunkalilla Rd turn off. Travel along the road until the turn left to Tunkalilla Rd Car Park through farming land. Stop at the car park and the private gate is to the right of the car park. Private Road access is restricted.









# PROPPS OFFER PROCESS

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## Expressions of Interest – PROPPS Offer process

Notice of Offers will be made in the prescribed form through PROPPs for the property.

If acknowledgement of receipt of your notice of offer has not been sent to you by close of business on the next day that it was submitted, you should assume that the notice of offer has not been received by Elders and contact Roger Smith.

<https://elderscorporate.agentboxcrm.com.au/admin/listing/101549/self-checkin-qrcode>







## Roger Smith

Recognised as one of the Southern Fleurieu's best known Real Estate personalities, Roger has been involved in the coastal Real Estate market for the past 16 years.

With more than 21 years of management experience in the Royal Australian Air Force as a Logistics Officer plus 7 years as a small business owner, Roger's variety of experiences add to his well respected results driven and service based identity.

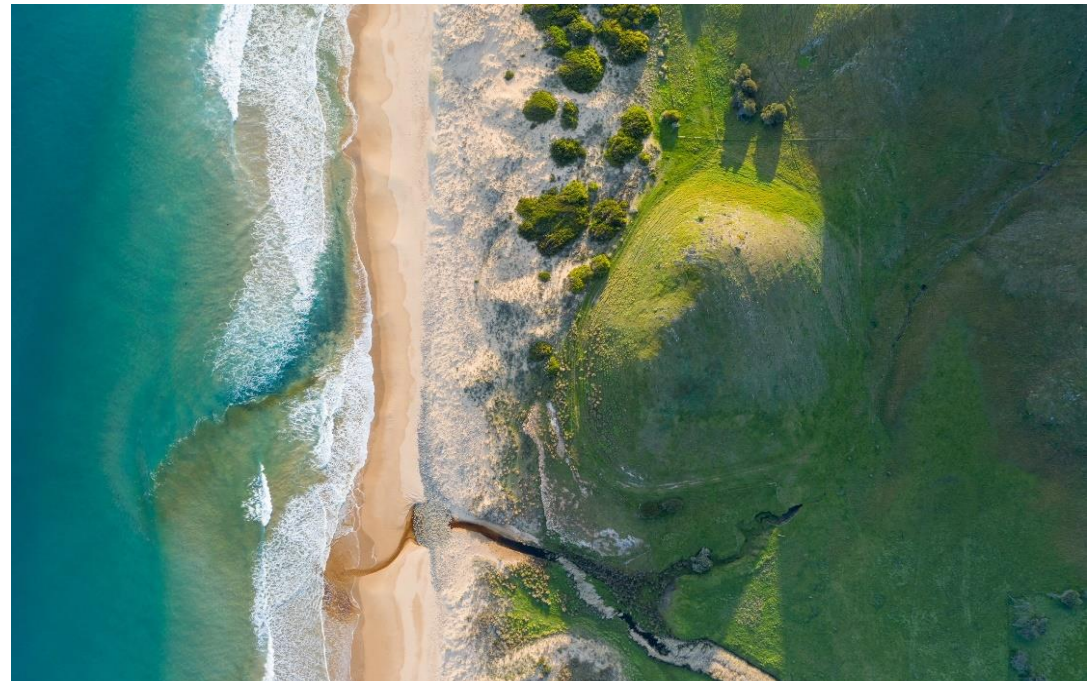
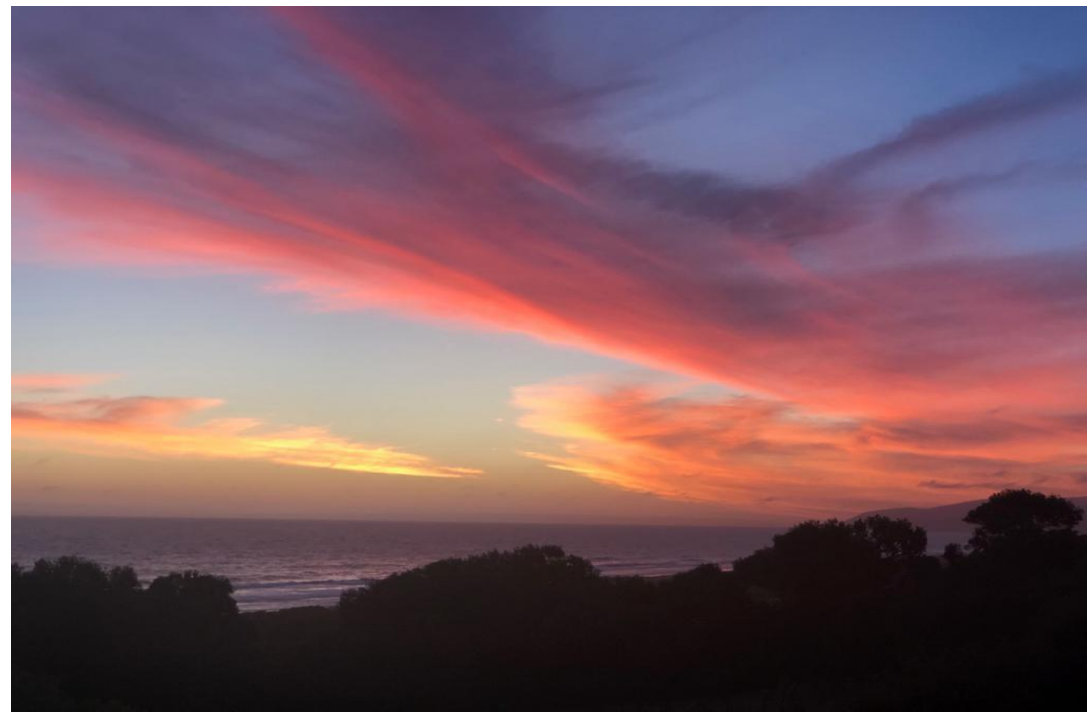
Starting his Real Estate profession along the South Coast with Ray White in Goolwa, Roger established the key foundations of his career. After relocating to manage the Victor Harbor Ray White, Roger purchased the business which he successfully owned for 5 years.

Having a wealth of experience and more than 700plus sales across his 16 year Real Estate career, Roger is successful in all avenues of the South Australian Real estate market including but not limited too, residential and rural sales, residential auctioneering, property management and the commercial market.

Married to Debbie Smith, a Registered Nurse in Community Health and with their two children Amy 8 and Charlie 7 always keeping him on his toes, Roger emphasises the importance of his family and its role within his working career.

When he has the time, Roger enjoys a good game of golf and assists with community auctions across the coast and in Adelaide.

Roger is enjoying working in a strong and dynamic team at Elders Victor Harbor, with a focus on service, community involvement and results for all.





# IMPORTANT INFORMATION

This Information Memorandum (“Information Memorandum”) has been prepared by Elders Rural Services Australia Limited (“Elders”). The purpose of the Information Memorandum is to provide the recipient (“Recipient”) with general information concerning the properties the subject of the Information Memorandum (“Properties”) to assist the Recipient in deciding whether to acquire them.

## CONDITIONS OF RECEIVING THE INFORMATION MEMORANDUM

This Information Memorandum supplied subject to the conditions outlined below. The acceptance of the Information Memorandum, by the Recipient and/or any participation by the Recipient in any aspect of the sale process evidences its acceptance of those conditions.

1. This Information Memorandum is confidential and must not be disclosed or distributed to other parties by the Recipient.
2. The information contained in this Information Memorandum does not purport to contain all the information that Recipients may require to evaluate whether or not to purchase the Properties. In addition, Elders and the Vendor (including all of their respective directors, partners, consultants and/or employees, related bodies corporate and the directors, shareholders, managers, employees or agents of any of them) (“Information Providers”) shall not be under any obligation to correct, update or revise the Information Memorandum, or any written or oral communications transmitted to the Recipient in the course of evaluating the Properties. This Information Memorandum is not to be considered as a recommendation by the Information Providers that any Recipient acquire the Properties. Each Recipient should conduct and rely upon its own investigation and analysis of the Properties and is advised to seek its own professional advice on the legal, financial, taxation and other consequences of acquiring the Properties.
3. The Information Providers make no representation or warranty express or implied, as to the accuracy, reliability, reasonableness or completeness of the contents of the Information Memorandum. All of the Information Providers expressly disclaim any and all

liability (whether arising from negligence or otherwise) for, or based on, or relating to any such information (including any estimates of forward looking statements) contained in this Information Memorandum, or for any errors in or omissions from this Information Memorandum, or for any written or oral communications transmitted to the Recipient in the course of its evaluation of the opportunity, except for any liability which cannot be excluded as a matter of law.

4. The Information Providers reserve the right to provide further information to any person and will be under no obligation to treat all interested persons equally or provide the same information to the Recipient or any other recipients of this Information Memorandum.
5. This Information Memorandum does not constitute investment, accounting, financial, legal or tax advice.
6. The Vendor reserves the right to evaluate any offers, to reject any or all offers submitted and to deal with one party at the exclusion of others without giving reasons to the Recipient. The Information Providers will not be liable to compensate the Recipient or any intending acquirer for any costs or expenses incurred in inspecting, reviewing, investigating or analysing any information in relation to the Properties.
7. By accepting a copy of this Information Memorandum, the Recipient agrees that it will hereby irrevocably and unconditionally consent to submit to the jurisdiction of the Courts of South Australia, in respect of any disputes, actions, suits or proceedings arising out of or relating to this Information Memorandum and the transaction contemplated herein.
8. If you do not agree to these conditions, you must immediately return this Information Memorandum without further reviewing its contents. Failure to return this Information Memorandum and continued participation by the Recipient in any aspect of the sale process for the Investment will be deemed to constitute acceptance of these conditions.



# Form R3

## Buyers information notice

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*Land and Business (Sale and Conveyancing) Act 1994* section 13A

*Land and Business (Sale and Conveyancing) Regulations 2010* regulation 17

Before you buy a home there are a number of things that you should investigate and consider. Though it may not be obvious at the time, there could be matters that may affect your enjoyment of the property, the safety of people on the property or the value of the property.

The following questions may help you to identify if a property is appropriate to purchase. In many cases the questions relate to a variety of laws and standards. These laws and standards change over time, so it is important to seek the most up to date information. Various government agencies can provide up to date and relevant information on many of these questions. To find out more, Consumer and Business Services recommends that you check the website: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

Consider having a professional building inspection done before proceeding with a purchase. A building inspection will help you answer some of the questions below.

The questions have been categorised under the headings **Safety**, **Enjoyment** and **Value**, but all of the issues are relevant to each heading.

### Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property eg sheds and fences?
- Does the property have any significant **defects** eg **cracking** or **salt damp**? Have the wet areas been waterproofed?
- Is the property in a **bushfire** prone area?
- Are the **electrical wiring**, **gas installation**, **plumbing and appliances** in good working order and in good condition? Is a **safety switch** (RCD) installed? Is it working?
- Are there any prohibited **gas appliances** in bedrooms or bathrooms?
- Are **smoke alarms** installed in the house? If so, are they hardwired? Are they in good working order and in good condition? Are they compliant?
- Is there a **swimming pool and/or spa pool** installed on the property? Are there any safety barriers or fences in place? Do they conform to current standards?
- Does the property have any **termite** or other pest infestations? Is there a current preventive termite treatment program in place? Was the property treated at some stage with persistent organochlorins (now banned) or other **toxic** termiticides?
- Has fill been used on the site? Is the soil contaminated by **chemical residues** or waste?
- Does the property use **cooling towers** or manufactured warm water systems? If so, what are the maintenance requirements?

### Enjoyment

- Does the property have any **stormwater** problems?
- Is the property in a **flood prone** area? Is the property prone to coastal flooding?
- Does the property have an on-site **wastewater treatment facility** such as a septic tank installed? If so, what are the maintenance requirements? Is it compliant?
- Is a **sewer mains connection** available?
- Are all gutters, downpipes and stormwater systems in good working order and in good condition?
- Is the property near **power lines**? Are there any trees on the property near power lines? Are you considering planting any trees? Do all structures and trees maintain the required clearance from any power lines?
- Are there any **significant** trees on the property?
- Is this property a unit on **strata or community title**? What could this mean for you? Is this property on strata or community title? Do you understand the restrictions of use and the financial obligations of ownership? Will you have to pay a previous owner's debt or the cost of planned improvements?
- Is the property close to a hotel, restaurant or other venue with entertainment consent for live music? Is the property close to any industrial or commercial activity, a busy road or airport etc that may result in the generation of **noise** or the **emission of materials or odours** into the air?
- What appliances, equipment and fittings are included in the sale of the property?
- Is there sufficient car parking space available to the property?

### Value

- Are there any **illegal or unapproved additions**, extensions or alterations to the buildings on the property?
- How **energy efficient** is the home, including appliances and lighting? What **energy sources** (eg electricity, gas) are available?
- Is the property connected to SA Water operated and maintained **mains water**? Is a mains water connection available? Does the property have a **recycled water** connection? What sort of water meter is located on the property (a **direct or indirect meter** – an indirect meter can be located some distance from the property)? Is the property connected to a water meter that is also serving another property?
- Are there water taps outside the building? Is there a watering system installed? Are they in good working order and in good condition?
- Does the property have **alternative sources** of water other than mains water supply (including **bore or rainwater**)? If so, are there any special maintenance requirements?

For more information on these matters visit: [www.cbs.sa.gov.au](http://www.cbs.sa.gov.au)

|  |
|--|
| Disclaimer: There may be other issues relevant to the purchase of real estate. If you are unable to ascertain enough information about the questions raised in this form and any other concerns you may have we strongly recommend you obtain independent advice through a building inspection, a lawyer, and a financial adviser. |
|--|





**Roger Smith**

Senior Sales Consultant

0407 261 685

[Roger.smith@elders.com.au](mailto:Roger.smith@elders.com.au)

