



“The Wave” - Middleton Beachfront

11 Newell Ave, Middleton

Elders

Elders

LOCATION

Although increasingly popular as a holiday destination, Middleton's smooth, open beaches still provide the sort of natural solitude that could turn anyone into a beachcomber. It's the 'middle town' on the old railway line between Goolwa and Victor Harbor and now a thriving hamlet known for its bakery, holiday houses, bed & breakfasts, beach fishing and a rocky point that creates a good surfing break for Southern Ocean swells.

Middleton is a popular spot for enjoying the Encounter Bikeway – a shared, sealed coastal pathway that's at its most spectacular between Middleton and Port Elliot.

Through June and July, whale watchers bring their binoculars in hope of catching a glimpse of the whales that migrate to the warm Southern ocean. When the swell is up, Middleton is overrun with surfers hunting the perfect wave.

Spend quality time in nature's playground discovering charming towns including Victor Harbor, Willunga, Normanville, Goolwa, Yankalilla and Rapid Bay. The region is home to the internationally renowned McLaren Vale - the home of sustainable wine production, world-renowned labels and unparalleled gastronomic experiences.





SALE DETAILS

Residential Property in Middleton

Offers to be submitted through the Elders Website for the property

Just tick the “make an offer” box

<https://victorharbor.eldersrealestate.com.au/residential/sale/15-encounter-crescent-middleton-sa-5213-300P39649/>

Inspections strictly by appointment with the exclusive selling agent

www.eldersvictorharbor.com.au

SELLING AGENT

Roger Smith

Sales Manager

roger.smith@elders.com.au

0407 261 685

Elders Real Estate Fleurieu, Hills & Vales
11-13 Victoria Street. Victor Harbor SA 5211
RLA 62833





The Wave - Middleton Beachfront and Perfectly Positioned to Enjoy Amazing Sea Views and a Relaxing Beach Lifestyle

Live the ultimate beachfront lifestyle at The Wave - Middleton Beachfront! This stunning architectural gem offers breathtaking ocean views from Victor Harbor to the Coorong. With a bespoke design, three bedrooms, two bathrooms, and an open plan living/dining/kitchen area, this home is flooded with natural light. Features include polished concrete flooring, a gas log fire, R/C ducted air conditioning, and energy-efficient features. The property also offers a double garage and low-maintenance garden. Don't miss this prime beachfront opportunity.

What the vendors say "The sounds of the waves, the views, the sense of space and light, walking on the beach and of course the surf, are all amazing. We also love wandering down to the beach and coming home with a meal of fresh fish and pipis. Yum!"

Situated on approximately 770m², The Wave boasts a low-maintenance garden that maximizes your time for beachside relaxation. Located at the prime end of Newell Avenue, this stylish home ensures privacy while being only a short drive away from Goolwa and Victor Harbor. The Fleurieu region, with its thriving coastal charm, still maintains an idyllic beachside atmosphere and is just over an hour's drive from Adelaide.

Key Features:

- Mesmerizing surf views that will leave you spellbound
- Inviting sense of space and abundant natural light throughout
- Easy direct beach access, complemented by the adjacent Encounter Bikeway and Tokuremoa Reserve
- Custom-designed R/C ducted air conditioning for year-round comfort
- Stainless steel ceiling fans in living and bedrooms, accompanied by a gas log fire in the living area
- Convenient downstairs washdown room featuring a freestanding bath
- Front and rear balconies, both adorned with bifold doors to seamlessly connect indoor and outdoor living
- Double glazing and top-quality insulation throughout for enhanced energy efficiency
- 3.025W solar system to reduce your carbon footprint
- 62,000L rainwater tanks plumbed to the house, ensuring sustainable water usage
- Brand-new instant gas hot water service for ultimate convenience
- Heated towel rails
- High-clearance, spacious double garage, plus ample private off-street parking
- Low-maintenance Garden, allowing you to fully embrace the beachside lifestyle.
- Security System
- Don't miss your opportunity to immerse yourself in the splendor of The Wave. Contact us now to arrange a private viewing

Specifications: CT 5614/225

Council: City of Alexandrina

Zoning: N - Neighbourhood

Built: 2009

Land: 770m2 Frontage: 17.83m

Council Rates: \$6,273.10 pa

SA Water: \$70.80 pq

ESL: \$177.70 pa





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 5614 Folio 225

Parent Title(s) CT 2978/58
 Creating Dealing(s) CONVERTED TITLE
 Title Issued 14/01/1999 Edition 4 Edition Issued 18/12/2020

Estate Type

FEE SIMPLE

Registered Proprietor



Description of Land

ALLOTMENT 409 DEPOSITED PLAN 6339
 IN THE AREA NAMED MIDDLETON
 HUNDRED OF GOOLWA

Easements

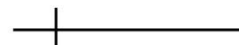
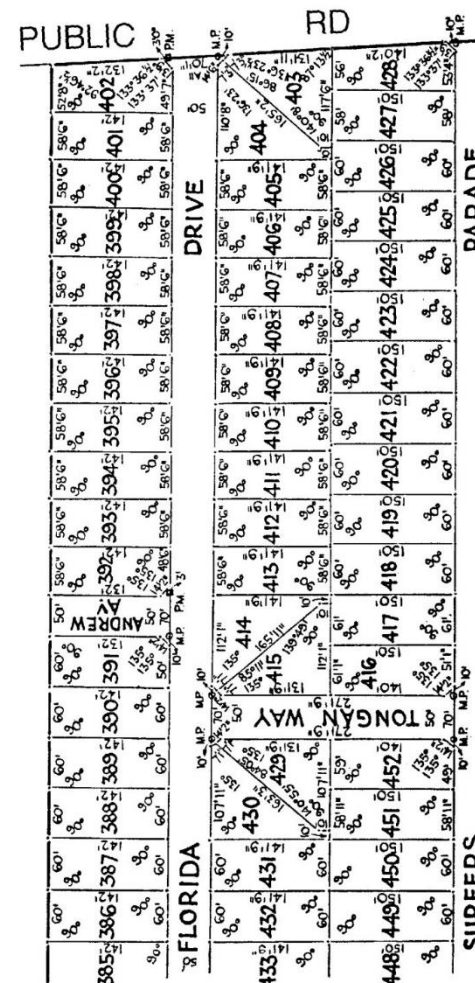
NIL

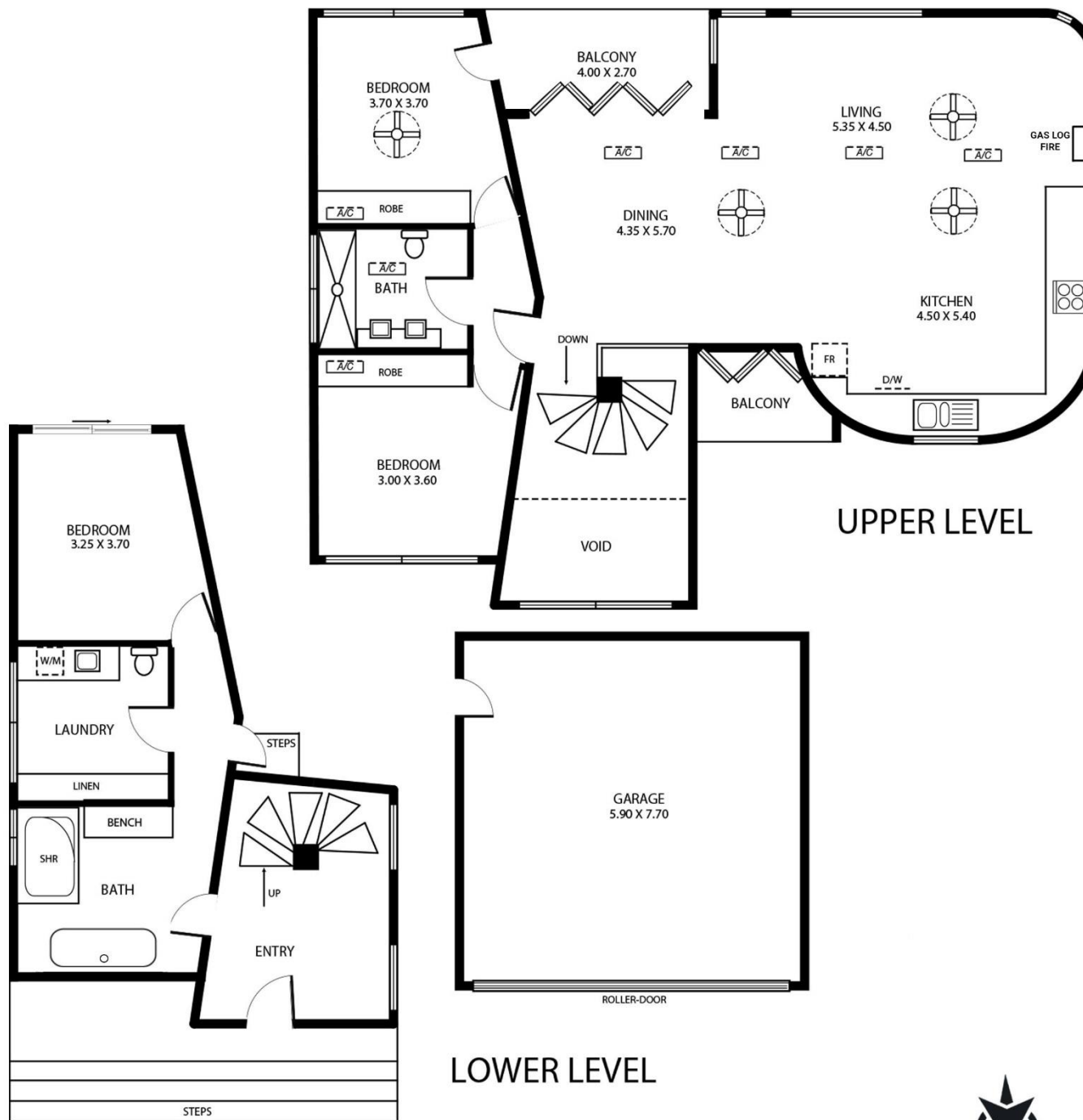
Schedule of Dealings

NIL

Notations

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





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.







Address Details

Unit Number:
Street Number: 11
Street Name: NEWELL
Street Type: AV
Suburb: MIDDLETON
Postcode: 5213

Scale ≈ 1:9028 (on A4 page)

250 metres ≈

The information provided,
is not represented to be accurate,
current or complete at the time of
printing this report.

Property Details:

Council: ALEXANDRINA COUNCIL
State Electorate: FINNISS (2014), FINNISS (2018), FINNISS (2022)
Federal Electorate: MAYO (2013), MAYO (2016), MAYO (2019)
Hundred: GOOLWA
Valuation Number: 4531064052
Title Reference: CT5614/225
Plan No. Parcel No.: D6339A409

Zoning details next page



Government of South Australia
Attorney-General's Department

Affordable Housing (O0306)

The Affordable Housing Overlay seeks to ensure the integration of a range of affordable dwelling types into residential and mixed use development.

Building Near Airfields (O0601)

The Building Near Airfields Overlay seeks to ensure development does not pose a hazard to the operational and safety requirements of commercial and military airfields.

Hazards (Bushfire - Urban Interface) (O2408) - Urban Interface

The Hazards (Bushfire - Urban Interface) Overlay seeks to ensure urban neighbourhoods adjoining bushfire risk areas allow access through to bushfire risk areas, are designed to protect life and property from the threat of bushfire and facilitate evacuation to areas safe from bushfire danger.

Hazards (Flooding - Evidence Required) (O2416)

The Hazards (Flooding - Evidence Required) Overlay adopts a precautionary approach to mitigate potential impacts of potential flood risk through appropriate siting and design of development.

Murray-Darling Basin (O3904)

The Murray-Darling Basin Overlay seeks to ensure sustainable water use in the Murray-Darling Basin area.

Native Vegetation (O4202)

The Native Vegetation Overlay seeks to protect, retain and restore areas of native vegetation.

Prescribed Water Resources Area (O4802)

The Prescribed Water Resources Area Overlay seeks to ensure the sustainable use of water in prescribed water resource areas.

Variations

Maximum Building Height (Metres) (V0002) - 8

Maximum building height is 8m

Minimum Frontage (V0004) - _12____

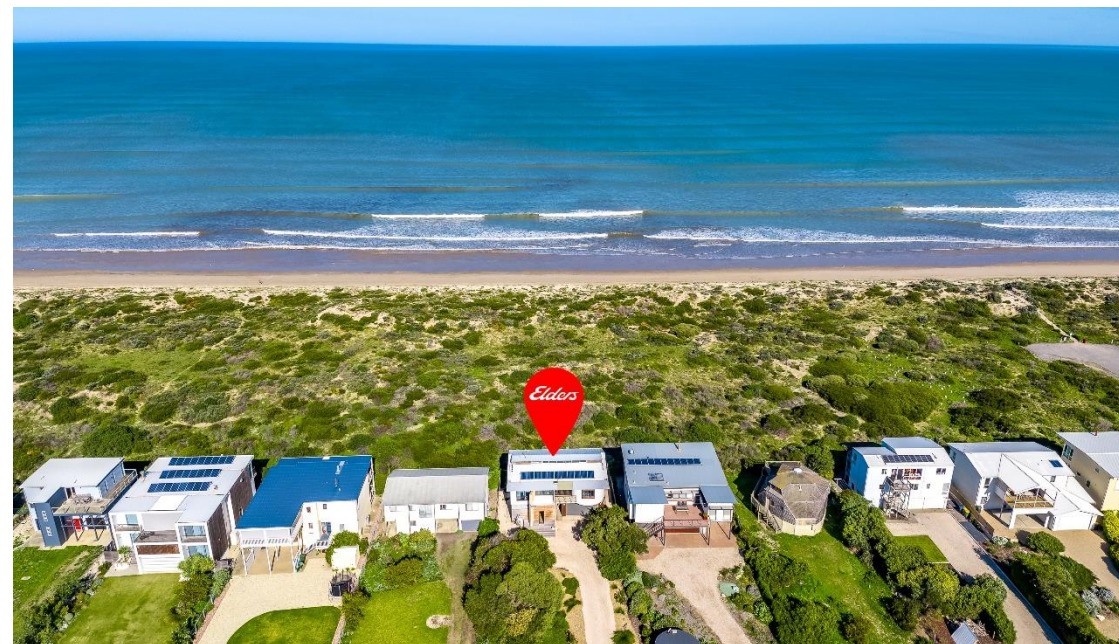
Minimum frontage for a detached dwelling is 12m

Minimum Site Area (V0005) - _450____

Minimum site area for a detached dwelling is 450 sqm

Maximum Building Height (Levels) (V0008) - 2

Maximum building height is 2 levels



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

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

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 **brushfire** 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 organochlorine** (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

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.

January 2014

January 2014