

PROPERTY INFORMATION



Address: Unit 18, 2 Caversham Road (Caversham Park), Springvale/Westmere @ 7-Jun-2026

The trustees have passed on and advised the following information on the property to the best of their knowledge and in good faith, and some information is unverified unless supporting paperwork provided by the trustees. The following information is also from independent research conducted by the listing salesperson and Arizto Real Estate Limited. Buyers to also please seek independent expert advice and perform your own due diligence. The parties above accept no responsibility for errors, omissions or misinterpretations.

Reason for sale:	Both parents have now passed and property held in the family trust		
Residential Property Type	<input type="checkbox"/> House <input type="checkbox"/> Apartment <input checked="" type="checkbox"/> Townhouse <input type="checkbox"/> Unit <input type="checkbox"/> New Build <input type="checkbox"/> Section <input type="checkbox"/> 1 HA+ with dwelling <input type="checkbox"/> 1HA+ Bare Land <input type="checkbox"/> Owner occupied <input type="checkbox"/> Tenanted <input checked="" type="checkbox"/> Vacant		
Legal Description, RV and Rates	Legal Desc: UNIT PU 18 DP 391698 Record of Title/Identifier: 367925-442763 Building Age (Circa): 2010 Val Reference: 12880/65905R Current RV: \$800,000 @ 1-Sep-2025 (Land Value) \$285,000 (Improvements) \$515,000 Current Council Rates @ 1-Jul-2025 : District: \$4,756.01 Regional: \$464.74 Total: \$5,220.75 <input type="checkbox"/> Freehold <input type="checkbox"/> Leasehold <input type="checkbox"/> Cross Lease (Freehold) <input type="checkbox"/> Cross Lease (Leasehold) <input checked="" type="checkbox"/> Unit Title Stratum (in Freehold) <input type="checkbox"/> Unit Title Stratum (in Leasehold),		
Specs	Floor Area +/- 163 (m2) Land Area +/- unit title Bedrooms 3 Bathrooms 2 Toilets 2 Kitchen/Dining 1 Laundry in garage	<input type="checkbox"/> Separate Bath <input checked="" type="checkbox"/> Separate Shower(s) <input checked="" type="checkbox"/> Dining <i>open plan</i> <input checked="" type="checkbox"/> Living area <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Double Garage	<input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Water softener <input type="checkbox"/> Studio <input type="checkbox"/> Sleepout <input type="checkbox"/> Ramp access <input type="checkbox"/> Porch <input type="checkbox"/> Garden Shed <input type="checkbox"/> Swimming Pool <input checked="" type="checkbox"/> Patio(s) <input checked="" type="checkbox"/> Conservatory <input checked="" type="checkbox"/> Clothesline <input type="checkbox"/> Woodshed
Water Heating	<input type="checkbox"/> Electric <input checked="" type="checkbox"/> Gas Mains <input type="checkbox"/> Gas Bottles Gas System Type: _____ <input type="checkbox"/> Solar - <input type="checkbox"/> Owned or <input type="checkbox"/> Leased - Number of panels: <i>Water Heating (additional notes such as other system, upgrades, cylinder or continuous flow)</i> Notes: Rinnai infinity		
Home Heating & Ventilation systems	<input type="checkbox"/> Heat pump <input checked="" type="checkbox"/> Central heating Notes: No records of any servicing available <input checked="" type="checkbox"/> Gas Fire <input type="checkbox"/> DVS <input type="checkbox"/> HRV <input type="checkbox"/> Electric flame effect fire <input type="checkbox"/> Under Floor heating		
Internet	<input checked="" type="checkbox"/> Fibre Broadband <input type="checkbox"/> ADSL <input type="checkbox"/> VDSL <input type="checkbox"/> Rural Broadband <input type="checkbox"/> Wireless <input type="checkbox"/> None		
Insulation (unverified)	Ceiling: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Type/Age: believed to be original Floor: <input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A Type/Age: Walls: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown Type/Age: original		
Water Supply	<input checked="" type="checkbox"/> Council Mains <input type="checkbox"/> Metered <input type="checkbox"/> Artesian <input type="checkbox"/> Restricted feed <input type="checkbox"/> Metered <input type="checkbox"/> Bore - depth <input type="checkbox"/> Tank/s Tank size: _____ <input type="checkbox"/> Water Rates: N/A	<input type="checkbox"/> Protected Trees: N/A <input type="checkbox"/> Fruit Trees: N/A	
Sewage	<input checked="" type="checkbox"/> Council Mains <input type="checkbox"/> Private Septic System - <input type="checkbox"/> Tank or <input type="checkbox"/> Disposal field type Last Service Date _____ Service Contract _____		
Foundations (council file)	<input type="checkbox"/> Concrete Piles <input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Timber Notes: <input type="checkbox"/> Brick Piles <input type="checkbox"/> Concrete Ring		
Roof (council file)	<input type="checkbox"/> Colorsteel <input checked="" type="checkbox"/> Metal Colour Tile <input type="checkbox"/> Clay tile <input type="checkbox"/> Decramastic Tile <input type="checkbox"/> Concrete/Clay Tile <input type="checkbox"/> Other: Zinalume	Notes: The roof on each duplex building has both hip and gable pitch. There is no parapet rising above the roof line between the units. All roofs are fitted with pre-coated steel in slate profile. Fascia, flashings, and gutters are formed from pre-coated steel. Downpipes are PVC. <input checked="" type="checkbox"/> House Roof Age: Original	
Joinery	<input type="checkbox"/> Timber <input checked="" type="checkbox"/> Aluminium <input type="checkbox"/> Single glazed <input checked="" type="checkbox"/> Double glazed		

Cladding (verified)	<input type="checkbox"/> Stucco/Roughcast <input type="checkbox"/> Brick <input type="checkbox"/> Hardiplank <input type="checkbox"/> Board & Batten <input type="checkbox"/> Hardiflex planks <input type="checkbox"/> Concrete Block	Notes: The wall claddings are a mix of Linea weatherboard profile composite sheets and Rockcoat eps40 plaster over polystyrene. Both are fixed to a timber frame. Soffits are fibre cement sheeting. The Body corp manages and pays for: Full repainting of the cladding to all buildings on rotational 12 year cycle.
Outbuilding(s)	<input type="checkbox"/> Old storage shed <input type="checkbox"/> Woodshed <input type="checkbox"/> Mudroom <input type="checkbox"/> Greenhouse <input type="checkbox"/> Garden shed <input checked="" type="checkbox"/> N/A	
Under Floor & Ceiling Access	<input type="checkbox"/> Floor: N/A <input checked="" type="checkbox"/> Ceiling: in the garage	
Plumbing (unverified)	Plumbing - original 2010	
Electrical (unverified)	Electrical - original 2010	
Standard Chattels covered under vendor warranties	<input type="checkbox"/> Underbench Electric Oven <input checked="" type="checkbox"/> Electric Wall Oven with Ceramic hobs <input checked="" type="checkbox"/> Rangehood <input checked="" type="checkbox"/> Light fittings <input checked="" type="checkbox"/> Fixed Floor coverings <input type="checkbox"/> Ceiling fan <input checked="" type="checkbox"/> Dish drawer <input checked="" type="checkbox"/> Blinds <input type="checkbox"/> Nets <input type="checkbox"/> Curtains <input type="checkbox"/> Smoke detector(s) <input type="checkbox"/> Waste disposal	<input checked="" type="checkbox"/> Gas fire <input type="checkbox"/> Heat pump (heating & cooling) <input type="checkbox"/> Heat pump remote control <input type="checkbox"/> HRV <input checked="" type="checkbox"/> Garage door automatic opener <input checked="" type="checkbox"/> Garage Remote x1 <input checked="" type="checkbox"/> Heated Towel rail x2 <input checked="" type="checkbox"/> Bathroom wall heaters x2 <input checked="" type="checkbox"/> Extractor fan (bathrooms x2) <input type="checkbox"/> Garden Shed <input type="checkbox"/> Security Cameras <input checked="" type="checkbox"/> Clothesline <input checked="" type="checkbox"/> Laundry Tub
Other Chattels	washing machine, dryer, fridge, central heating	<p><i>*Chattels sold in 'as is' condition are excluded from Vendor Warranties Clause 7.3(1) within a Sale and Purchase Agreement which states: The chattels included in the sale listed in Schedule 2...are delivered to the purchaser in reasonable working order...in their state of repair as at the date of this agreement...but failure to do so shall only create a right of compensation'.</i></p> <p><i>*Locks that have no key(s) are excluded from Clause 3.4 within a Sale and Purchase Agreement which states: 'On the settlement date, the vendor shall make available to the purchaser keys to all exterior doors that are locked by key, electronic door openers to all doors that are opened electronically and the keys and or/security codes to any alarms at the date of this agreement...but failure to do so shall only create a right of compensation'.</i></p>
*As is Chattels	N/A	
Excluded Chattels	N/A	
Keys/Access Cards/Door Codes*	<p>Are there keys available to all external doors? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes there are outside locks on the 3 sliding doors at the back - trustees unable to find the keys</p>	

Unit titles: The client(s) has provided a signed, dated and completed pre-contract disclosure N/A No Yes

Goods and Services Tax (GST): For the purposes of this transaction the client(s) is/are registered for Goods & Services Tax (GST)? No Yes GST Number:

Health and Safety:

- | | |
|--|--|
| <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – Is the access way clear? | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Are there any chemicals/cleaning products within reach of children? |
| <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Is the access way steep? | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Are there any maintenance issues eg; broken steps, loose railings, disturbed asbestos? |
| <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Dogs present on site? | <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes – Any other potential hazard(s) identified by the client? |
| <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes – Have cupboards been checked for items that may fall out? | |

What are the neighbours like and are they owner occupiers or renting?

Vendors say: all neighbours are owner occupiers and are very quiet.

More information from the Body Corporate

- Bodycorp fee \$299 - \$308 from 20th June 2026. Caversham Park commenced construction in 2008 by GJ Gardner and was finally completed in 2016. It comprises twenty [20] duplex residential units and one [1] Community Centre. There are fifteen duplex units each with five [5] bedrooms configuration and five duplex units each with [6] bedrooms configuration. A total of forty [40] residential units comprising twenty five [25] three bedroom units and fifteen two bedroom units. Thirty units and the Community Centre are located on the outside of an internal ringroad, with the remaining ten units located on the inner side of the ring road. The individual boundary for each unit is one [1] metre in from the ring road boundary. This makes for an attractive private gated village community. There is a controlled access gate providing secure access during the time period of 10.30pm and 6.00am every day.
- Caversham Park also has a well-appointed Community Centre with spa pool, library, bowling green and pétanque court for use by residents at meetings and/or social gatherings.
- The body corporate is responsible for the ring road, parking areas and driveways outside the unit boundaries.
- Gardens & lawns - The common land is maintained by contractors. Additionally, the body corporate contractor conducts limited work inside the unit boundaries.
- **DISCLOSURES - please ask the salesperson and they will be emailed to you.**

Body Corporate Responsibilities: The body corporate will manage and pay for the maintenance of the following:

- Dwelling Building wash every six years.
- Dwelling Roof wash every four years.
- Full repainting of the cladding to all buildings on rotational 12 year cycle.
- Biennial gutter cleaning and roof inspection of all buildings.
- Exterior window cleaning of units every two months.
- Internal garden maintenance one hour per month, per unit, and periodic fertilising and spraying as required.
- Infrastructure supply, up to the boundary of each unit, including electricity, gas, telephone, broadband, water, and waste water.
- Maintenance and cleaning of storm water sumps.
- Maintenance of the ring road and adjacent parking areas.
- Maintenance of the main gate.
- All external boundary fences surrounding the Caversham Park development.
- All gardens on common property.
- The Community Centre [internal & external], bowling green, pétanque court, and landscape elements on common land.
- Maintenance and cleaning of storm water sumps.