

PROPERTY INFORMATION



Address: Unit 18, 2 Caversham Road (Caversham Park), Springvale/Westmere @ 26-Sep-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 away and property is held in the family trust		
Residential Property Type	☐ House ☐ Apartment ☒ Townhouse ☐ Unit ☐ New Build ☐ Section ☐ 1 HA+ with dwelling ☐ 1HA+ Bare Land ☐ Owner occupied ☐ Tenanted ☒ 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 Rates @ Jul-26 : District: \$4,970.31 Regional: \$482.60 Total: \$5,452.91 ☐ Freehold ☐ Leasehold ☐ Cross Lease (Freehold) ☐ Cross Lease (Leasehold) ☒ Unit Title Stratum (in Freehold) ☐ 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 ☐ Separate Bath ☒ Separate Shower(s) ☒ Dining <i>open plan</i> ☒ Living area ☐ Carport ☒ Double Garage ☒ Dishwasher ☐ Water softener ☐ Studio ☐ Sleepout ☐ Ramp access ☐ Porch ☐ Garden Shed ☐ Swimming Pool ☒ Patio(s) ☒ Conservatory ☒ Clothesline ☐ Woodshed		
Water Heating	☐ Electric ☒ Gas Mains ☐ Gas Bottles Gas System Type: _____ ☐ Solar - ☐ Owned or ☐ 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	☐ Heat pump ☒ Ventilation system Notes: No records of any servicing available ☒ Gas Fire ☐ DVS ☐ HRV ☐ Electric flame effect fire ☐ Under Floor heating		
Internet	☒ Fibre Broadband ☐ ADSL ☐ VDSL ☐ Rural Broadband ☐ Wireless ☐ None		
Insulation (unverified)	Ceiling: ☒ Yes ☐ No ☐ Unknown Type/Age: believed to be original Floor: ☐ Yes ☐ No ☒ N/A Type/Age: _____ Walls: ☒ Yes ☐ No ☐ Unknown Type/Age: original		
Water Supply	☒ Council Mains ☐ Metered ☐ Artesian ☐ Restricted feed ☐ Metered ☐ Bore - depth ☐ Tank/sTank size: _____ ☐ Water Rates: N/A	☐ Protected Trees: N/A ☐ Fruit Trees: N/A	
Sewage	☒ Council Mains ☐ Private Septic System - ☐ Tank or ☐ Disposal field type Last Service Date _____ Service Contract _____		
Foundations (council file)	☐ Concrete Piles ☒ Concrete Slab ☐ Timber Notes: ☐ Brick Piles ☐ Concrete Ring		
Roof (council file)	☐ Colorsteel ☒ Metal Colour Tile ☐ Clay tile ☐ Decramastic Tile ☐ Concrete/Clay Tile ☐ Other: Zincalume	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. ☒ House Roof Age: Original	
Joinery	☐ Timber ☒ Aluminium ☐ Single glazed ☒ Double glazed		

Cladding (verified)	☐ Stucco/Roughcast ☐ Brick ☐ Hardiplank ☐ Board & Batten ☐ Hardiflex planks ☐ 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)	☐ Old storage shed ☐ Woodshed ☐ Mudroom ☐ Greenhouse ☐ Garden shed ☒ N/A		
Under Floor & Ceiling Access	☐ Floor: N/A ☒ Ceiling: in the garage		
Plumbing (unverified)	Plumbing - original 2010		
Electrical (unverified)	Electrical - original 2010		
Standard Chattels covered under vendor warranties	☐ Underbench Electric Oven ☒ Electric Wall Oven with Ceramic hobs ☒ Rangehood ☒ Light fittings ☒ Fixed Floor coverings ☐ Ceiling fan ☒ Dish drawer ☒ Blinds ☐ Nets ☐ Curtains ☐ Smoke detector(s) ☒ Kitchen waste disposal ☒ Gas fire ☐ Heat pump (heating & cooling) ☐ Heat pump remote control ☐ HRV ☒ Garage door automatic opener ☒ Garage Remote x2 ☒ Heated Towel rail x2 ☒ Bathroom wall heaters x2 ☒ Extractor fan (bathrooms x2) ☐ Garden Shed ☐ Security Cameras ☒ Clothesline ☒ Laundry Tub		
Other Chattels	washing machine, dryer, fridge, ventilation system	<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> <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>	
*As is Chattels	N/A		
Excluded Chattels	N/A		
Keys/Access Cards/Door Codes* Are there keys available to all external doors? ☒ No ☐ Yes there are outside locks on the 3 sliding doors at the back - trustees unable to find the keys			

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:
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Health and Safety:	
☐ No ☒ Yes – Is the access way clear? ☒ No ☐ Yes – Is the access way steep? ☒ No ☐ Yes – Dogs present on site? ☐ No ☒ Yes – Have cupboards been checked for items that may fall out?	☒ No ☐ Yes – Are there any chemicals/cleaning products within reach of children? ☒ No ☐ Yes – Are there any maintenance issues eg; broken steps, loose railings, disturbed asbestos? ☒ No ☐ Yes – Any other potential hazard(s) identified by the client?

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 \$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.