



Property Address: Unit 5A / 203 - 205 Main Road, MCLAREN VALE SA 5171

Property Size: Approximately 212 Sqm

Rent Amount: \$1, 014.00 Per Month + GST & Outgoings

Council Zoning: Mixed Use - City of Onkaparinga

Available: NOW

Estimate of Outgoings Tenant liable to pay per annum:

| | |
|-----------------------------------|---|
| Council Rates: | \$ 989.29 |
| SA Water Rates: | \$ 104.59 |
| SA Water Consumption: | as consumed |
| Emergency Services Levy: | \$ 160.90 |
| Electricity: | as consumed |
| Fire Protection: | \$ 92.95 |
| Gardening: | \$ 100.04 |
| Gutter Cleaning: | \$ 879.69 |
| Maintenance & Repairs: | \$ 107.16 |
| Security Monitoring: | \$ 85.50 |
| Building Insurance: | \$ 334.20 |
| Total: | <u>\$2,854.32</u> plus GST (if applicable) |

- NOTE:** - Tenants are responsible for arranging their own Electricity, Telephone Connections & Billing
 - Tenants must arrange & provide evidence of Public Liability & Plate Glass Insurance Cover
 - Tenants are liable for the Installation & Maintenance of Fire Protection equipment in accordance with current legislation

Colourbond workshop with roller door access

Bathroom amenities

Kitchenette



Unit 2 / 29 O'Sullivan Beach Road, LONSDALE S.A. 5160

RLA 212 733 ABN 52 660 885 350

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