



INFORMATION MEMORANDUM

38A, 40 & 42 L'Estrange St

GLENSIDE

PRIVATE & CONFIDENTIAL

This confidential Information Memorandum has been prepared for information purposes only. All information contained in this Information Memorandum is provided in good faith and believed to be accurate at the time of preparation but should be independently verified. Interested parties should make their own enquiries and seek independent professional advice before relying on this document. See Important Notice on page 31. RLA 226868.

Welcome to 38A, 40 & 42 L'Estrange St, Glenside

38A, 40 & 42 L'Estrange Street, Glenside presents a rare triple-title landholding occupying a prominent corner position within the highly sought-after City of Burnside.

Each of the three allotments is improved with a circa 1950s character residence fronting L'Estrange Street, offering immediate holding income or flexibility while future plans are explored.

Combined, the three separate titles provide an expansive landholding of approximately **2,229 sqm**^{*} with approximately **94 metres**^{*} of combined street frontage.

Offered to the market via **Expressions of Interest** by Jake Tidmarsh of Fox Real Estate.



*Dimensions are approximate.

Core Credentials

Property Addresses	38A, 40 & 42 L'Estrange Street, Glenside
Local Government Area	City of Burnside
Certificates of Titles	CT 5805/464 (38A L'Estrange Street) CT 5776/419 (40 L'Estrange Street) CT 5807/651 (42 L'Estrange Street)
Legal Descriptions	Allotment 1, Allotment 2, Allotment 3 – Deposited Plan 2091 in the area named Glenside hundred of Adelaide
Land Area	836 sqm* (Allotment 1) + 696 sqm* (Allotment 2) + 696 sqm* (Allotment 3) = 2,229 sqm* combined*
Frontage	Approximately 48.76m* L'Estrange Street + Approximately 45.72m* Cator Street = Approximately 94.48m* combined.
Estate Type	Fee Simple (Three Separate Titles)
Zoning	Suburban Neighbourhood (SN) – SA Planning and Design Code
Services	Mains water and sewer connected (per SA valuation record)



*Dimensions are approximate.

Aerial Photo



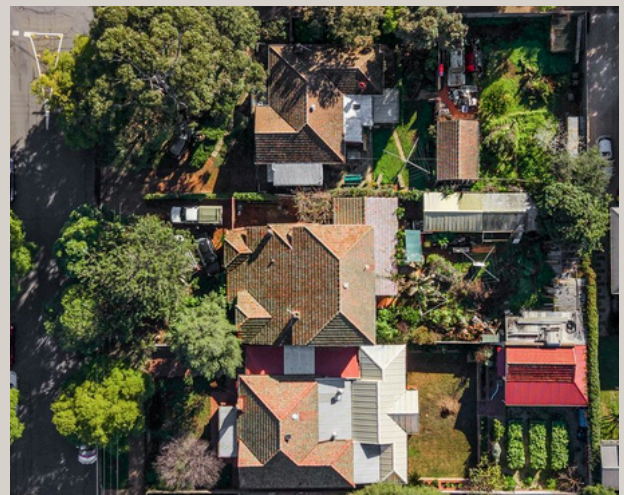
For illustration purposes only. Measurements approximate.

Property Location



For illustration purposes only. Measurements approximate.

Photos



Certificates of Title

Vendor Information

38A & 40 L'Estrange Street are being offered for sale by the executors of a deceased estate, while 42 L'Estrange Street is being sold by the current owner, who is downsizing.

The three properties are being offered together for the first time, presenting a rare opportunity to secure a substantial triple-title landholding within Adelaide's premium eastern suburbs.

The Land Services SA Title Register Search for the three allotments is reproduced on the following pages.





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 5805 Folio 464

Parent Title(s)	CT 1053/58		
Creating Dealing(s)	CONVERTED TITLE		
Title Issued	08/09/2000	Edition 3	Edition Issued 15/11/2022

Estate Type

FEE SIMPLE

Registered Proprietor

BARRY AMMON HIRST
OF 40 L'ESTRANGE STREET GLENSIDE SA 5065
AS THE EXECUTOR(S) OF
SUZANNE MCDONALD WATTS WHO DIED 01/12/2020

Description of Land

ALLOTMENT 1 DEPOSITED PLAN 2091
IN THE AREA NAMED GLENSIDE
HUNDRED OF ADELAIDE

Easements

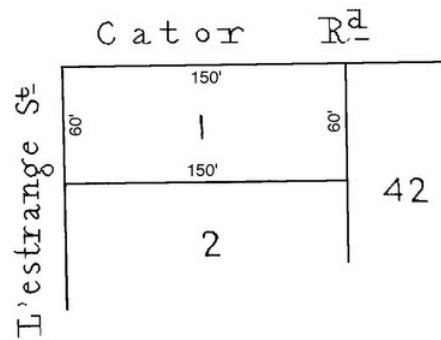
NIL

Schedule of Dealings

NIL

Notations

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



DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
1 FOOT = 0.3048 METRES
1 INCH = 0.0254 METRES

REAL PROPERTY ACT, 1886



South Australia

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 5776 Folio 419

Parent Title(s) CT 1146/198
Creating Dealing(s) CONVERTED TITLE
Title Issued 23/05/2000 **Edition** 1 **Edition Issued** 23/05/2000

Estate Type

FEE SIMPLE

Registered Proprietor

BARRY AMMON HIRST
SUZANNE MCDONALD HIRST
OF 38A L'ESTRANGE STREET GLENSIDE SA 5065
AS JOINT TENANTS

Description of Land

ALLOTMENT 2 DEPOSITED PLAN 2091
IN THE AREA NAMED GLENSIDE
HUNDRED OF ADELAIDE

Easements

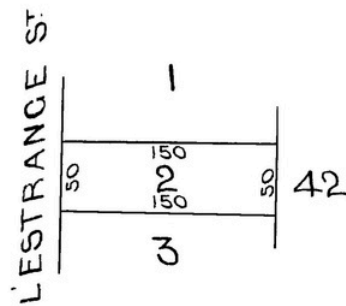
NIL

Schedule of Dealings

NIL

Notations

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



100 50 0 100 FT.

DISTANCES ARE IN FEET AND INCHES
FOR METRIC CONVERSION
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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 5807 Folio 651

Parent Title(s) CT 977/75
Creating Dealing(s) CONVERTED TITLE
Title Issued 15/09/2000 **Edition** 5 **Edition Issued** 22/11/2024

Estate Type

FEE SIMPLE

Registered Proprietor

PATRIZIA ELENA MARRONE
OF 42 L'ESTRANGE STREET GLENSIDE SA 5065

Description of Land

ALLOTMENT 3 DEPOSITED PLAN 2091
IN THE AREA NAMED GLENSIDE
HUNDRED OF ADELAIDE

Easements

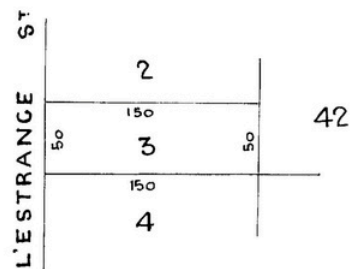
NIL

Schedule of Dealings

Dealing Number	Description
14405704	MORTGAGE TO BENDIGO & ADELAIDE BANK LTD. (ACN: 068 049 178)

Notations

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



100 50 0 100 FT

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Zoning and Planning

Suburban Neighbourhood Zone

Planning controls for the property are set by the South Australian Planning and Design Code, administered by the City of Burnside. The information below reflects publicly available planning information current at the date of this memorandum and should be independently confirmed via the SA Property and Planning Atlas (SAPPA) or the City of Burnside prior to any transaction, development application or reliance for investment purposes.

Minimum Site Area

Minimum site area for a detached dwelling is 350 sqm; semi-detached dwelling is 400 sqm; row dwelling is 400 sqm; group dwelling is 300 sqm; residential flat building is 300 sqm

Minimum Frontage

Minimum frontage for a detached dwelling is 15m; semi-detached dwelling is 9m; row dwelling is 9m; group dwelling is 14m; residential flat building is 14m

NOTE: All zoning, subdivision and heritage information in this document is provided as a general guide only, based on publicly available sources current as at July 2026. It does not constitute planning or legal advice and must be independently confirmed with the City of Burnside and/or PlanSA before being relied upon.



Notable **Developments** in the Area

48 L'Estrange Street, Glenside

Located just down from 42 L'Estrange Street, this prominent corner allotment is of a similar size to 38A L'Estrange Street. The site has recently been redeveloped with two architecturally-designed two-storey residences, demonstrating the calibre of development occurring within the immediate precinct.

One of the two newly constructed homes at 48 L'Estrange Street sold for \$2,900,000 (on approximately 433.3 sqm) in 2025*, providing a strong indication of buyer demand and the premium values being achieved for high-quality new homes in this tightly held pocket of Glenside.



*Sale Price and Allotment Size sourced from REA Group Ltd.

Notable **Developments** in the Area

17, 19, 17a & 19a L'Estrange Street, Glenside

Sitting on 2,228 sqm*, this residential development comprises of four dwellings. It features two 2-storey homes at the front of the block and then two single-level residences at the rear, which are accessed via a central shared driveway.



*Allotment Size sourced from REA Group Ltd.

Notable **Developments** in the Area

528 & 530A Portrush Rd, St Georges

A combined development across two separate allotments, 528 & 530A Portrush Road, St Georges, delivering five modern two-storey residences, each with double garages. The project demonstrates the potential to consolidate adjoining sites and create a premium residential offering in a tightly held eastern suburbs location.



Notable **Developments** in the Area

Neighbouring Amenity – The Glenbrook Retirement Village

Located nearby at 25 L'Estrange Street, The Glenbrook is an established independent retirement living community, comprising approximately 74 independent living residences including an underground car park. Established in 1999, the village has become a recognised feature of the Glenside community, adding to the suburb's strong appeal for downsizers and retirees.



Notable **Developments** in the Area

7-9 L'Estrange Street, Glenside

Constructed in 1973, the complex comprises approximately 30 two-bedroom, one-bathroom units, each generally offering private car parking and generous allotments for strata-style living.



Notable **Developments** in the Area

Birchgrove, 67 Conyngham Street, Glenside

Constructed in approximately 1994, the development features twenty two-storey townhouse-style homes with garages.



Notable **Developments** in the Area

On Statenborough Retirement Village, Coopers Avenue, Leabrook

An award-winning luxury retirement living community located in the prestigious eastern suburb of Leabrook. Owned and operated by Resthaven Incorporated, the village offers independent retirement living with approximately 134 apartments and villas set amongst landscaped gardens, established trees and the natural surrounds of Second Creek.

Established as a premium retirement destination, On Statenborough provides residents with a range of lifestyle facilities including a licensed clubhouse, dining facilities, swimming pool, gymnasium, library, recreational spaces and resident services, all within a secure and well-connected eastern suburbs location.



Notable **Developments** in the Area

Leabrook Place Retirement Village, 17 Tusmore Avenue, Leabrook

An established retirement living community within one of Adelaide's most tightly held eastern suburbs. Completed in approximately 2004, Leabrook Place comprises 61 low-rise residences set amongst landscaped surrounds, providing residents with quality amenities, optional support services and a convenient lifestyle close to shopping, dining, medical facilities and transport.



Notable **Developments** in the Area

15 Statenborough Street, Leabrook

An established residential unit complex comprising approximately 15 residences. Built in approximately 1966, the property provides low-maintenance accommodation with secure parking and landscaped surrounds.



Why Glenside?

Shopping & Dining

Residents enjoy an exceptional range of shopping and dining options. Only moments away is Burnside Village, regarded as one of Adelaide's premier shopping destinations following its recent expansion. Home to luxury retailers, boutique fashion stores, cafés, restaurants and gourmet food outlets, Burnside Village provides an exceptional shopping experience.

Nearby shopping options also include:

- Arkaba Village Shopping Centre
- Frewville Foodland, widely regarded as one of Australia's finest supermarkets
- Dulwich Village
- Norwood Parade
- Rundle Mall, only minutes away



Why Glenside?

Education

Glenside is renowned for its outstanding educational opportunities with many of Adelaide's highest-performing schools located nearby.

Public schools include:

- Glenunga International High School
- Glen Osmond Primary School
- Linden Park Primary School
- Burnside Primary School
- Rose Park Primary School

Prestigious private schools within easy reach include:

- Seymour College
- Pembroke School
- Prince Alfred College
- St Peters College
- St Peters Girls
- Scotch College
- Mercedes College
- Loreto College
- Urrbrae Agricultural High School
- St Michael's College (Primary Campus)



Why Glenside?

Recreation, Parks & Lifestyle

Glenside offers an abundance of open green spaces, one of the suburb's defining features.

Residents enjoy access to:

- The Glenunga Sporting Precinct offers football, cricket, tennis, basketball, netball and community sporting facilities.
- Conyngham Street Dog Park
- Glenside Community Park featuring expansive lawns, playground, BBQ facilities, picnic areas, walking trails, basketball half-court and children's playground.
- Symons & Symons Reserve
- Victoria Park and Adelaide's famous Park Lands only a short distance away.
- Tusmore Park, which is one of Adelaide's most loved parks featuring walking trails, playgrounds, BBQ facilities and open green space.
- Hazelwood Park, one of Adelaide's most loved parks, featuring a public swimming pool with lap and children's pools.



Why Glenside?

These parks provide excellent spaces for walking, cycling, family recreation and community events. Approximately 30% of the Glenside redevelopment has been dedicated to landscaped public open space, creating one of Adelaide's most attractive master-planned communities, situated just around the corner.

Sporting & Lifestyle Facilities

Residents have access to an extensive range of sporting clubs and recreational facilities nearby, including:

- Glenunga Football, Basketball, Netball Club
- Eastern District Little Athletics Club
- Burnside Lacrosse Club
- Toorak & Beaumont Bowling Club
- Unley Park Sports Club
- Burnside Rugby Club
- Burnside Swimming Centre
- Tennis SA facilities
- Mount Osmond Golf Club (10 minutes from Glenside)
- Numerous fitness centres, yoga studios and cycling paths.



Why Glenside?

Arts & Culture

- Adelaide Central School of Art within the Glenside Cultural Precinct. The historic Glenside precinct continues to evolve with public art, heritage buildings and landscaped open spaces, creating a unique village atmosphere.

Healthcare

Being positioned close to the CBD provides excellent access to Adelaide's leading medical facilities, including:

- Royal Adelaide Hospital
- Calvary Adelaide Hospital
- St Andrew's Hospital
- Burnside Hospital
- Wakefield Private Hospital
- Glenside Health Services
- Eastwood Private Hospital
- Adelaide Day Surgery
- Numerous specialist medical clinics throughout the eastern suburbs



Why Glenside?

Convenience

- Approximately 5 km from the Adelaide CBD by road or 3.5km as the crow flies
- Easy access to the South Eastern Freeway and major arterial roads
- City of Burnside provides community transport and social bus services for older residents, including a door-to-door Community Shopping Bus

The Glenside Development by Cedar Woods

Glenside continues to be one of Adelaide's significant urban renewal locations, with the \$400 million redevelopment of the former Glenside Hospital site set to deliver more than 1,000 new homes. Recent State Government planning changes allowing increased housing density within the precinct further reinforce the suburb's long-term growth and development potential.

Beautiful landscaped streets, public art, heritage buildings, walking trails and generous open spaces create a unique environment rarely found so close to the city.



Expressions of Interest

This exceptional opportunity is now offered to the market via Expressions of Interest. For further information, to arrange an inspection or to discuss the property in more detail, please contact the exclusive selling agent below.

Expressions of Interest close: Tuesday 18th of August 2026 at 5.00pm (unless sold prior)

For all enquiries, please contact:



Jake Tidmarsh

Fox Real Estate

P 0411 221 273

E jake@foxrealestate.com.au

RLA 226868



Important Notice

This Information Memorandum has been prepared for general information purposes only, using the Certificates of Title, SA Government valuation records, data from Rea Group Ltd, City of Burnside published rate information, publicly available South Australian planning information, and the vendor's own marketing material. It does not constitute legal, financial, planning or valuation advice.

Zoning, subdivision, heritage and overlay information has been prepared from publicly available sources as at July 2026 and should be independently confirmed with the City of Burnside and/or PlanSA (including via the SA Property and Planning Atlas) before being relied upon for any purpose, including purchase, development or finance decisions.

All information included in this document has been obtained from sources believed to be reliable and accurate at the time of preparation. However, no representation or warranty is made as to its accuracy, completeness or currency, and no liability is accepted for any errors or omissions (including but not limited to a property's land size, boundary size, floor plans and size, building age and condition).

Prospective purchasers should make their own independent enquiries and obtain their own legal, planning, building and financial advice before entering into any transaction in relation to these properties.



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

Land and Business (Sale and Conveyancing) Regulations 2025 - regulation 17

Buyers information notice

Prescribed notice to be given to purchaser

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 (CBS) recommends 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 issues are relevant to each heading.

Safety

- Is there **asbestos** in any of the buildings or elsewhere on the property e.g. sheds and fences?
- Does the property have any significant **defects** e.g. **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 organochlorines (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** (e.g. 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.

Land and Business (Sale and Conveyancing) Act 1994 - section 24B
Land and Business (Sale and Conveyancing) Regulations 2025 - regulation 21

Warning notice

Financial and investment advice

A land agent or sales representative who provides financial or investment advice to you in connection with the sale or purchase of land or a business is obliged to tell you the following:

You should assess the suitability of any purchase of the land or business in light of your own needs and circumstances by seeking independent financial and legal advice.

NOTE: For the purposes of section 24B of the Act, an agent or sales representative who provides financial or investment advice to a person in connection with the sale or purchase of land or a business must:

- a) in the case of oral advice - immediately before giving the advice, give the person warning of the matters set out in this Form orally, prefaced by the words "I am legally required to give you this warning"; or
- b) in the case of written advice - at the same time as giving the advice or as soon as reasonably practicable after giving the advice, give the person this Form, printed or typewritten in not smaller than 12-point type.

