

8A Orchid Lane, Southampton SB03

Attached Townhouse

Zoned Residential 1

Lot Size 0.35 acres or 15,246.00 SF

3 Bedrooms 2.5 Bathrooms



The property consists of an attached freehold Townhouse situated on a combined lot of 0.35 acres. The similar Townhouse located on the east of the subject property has outstanding water views while 8A is located on the other side which lacks similar views. The Townhouse is built on two levels and has three bedrooms and two and a half bathrooms and consists of approximately 1,714.00 SF of internal living space. The Townhouse is in poor condition and is not being maintained. The property has a large covered verandah on the northern side; it does not have any views. There is also a separate external storage room close to the car parking area at the front of the house.



***General Description:***

The property consists of an attached freehold Townhouse situated on a combined lot of 0.35 acres. The similar Townhouse located on the east of the subject property has outstanding water views while 8A is located on the other side which lacks similar views.

***Accommodation:***

The subject property consists of an attached Townhouse located at the southern end of two Townhouses. The Townhouse is built on two levels and consists of three bedrooms and two and a half bathrooms. Access on the southern side of the property. Covered entrance porch with Cedar front door. Entrance into entrance hall. Living room with fireplace; Hallway with half Bathroom; Den/Office. Off entrance hall; combined Kitchen with Dining room with double French doors leading off kitchen and dining room to large covered patio. Cedar staircase up: From entrance hall; hallway, Bedroom (1); Bathroom; Hall closet with laundry; hallway Master bedroom (3), hallway, en-Bathroom(2)

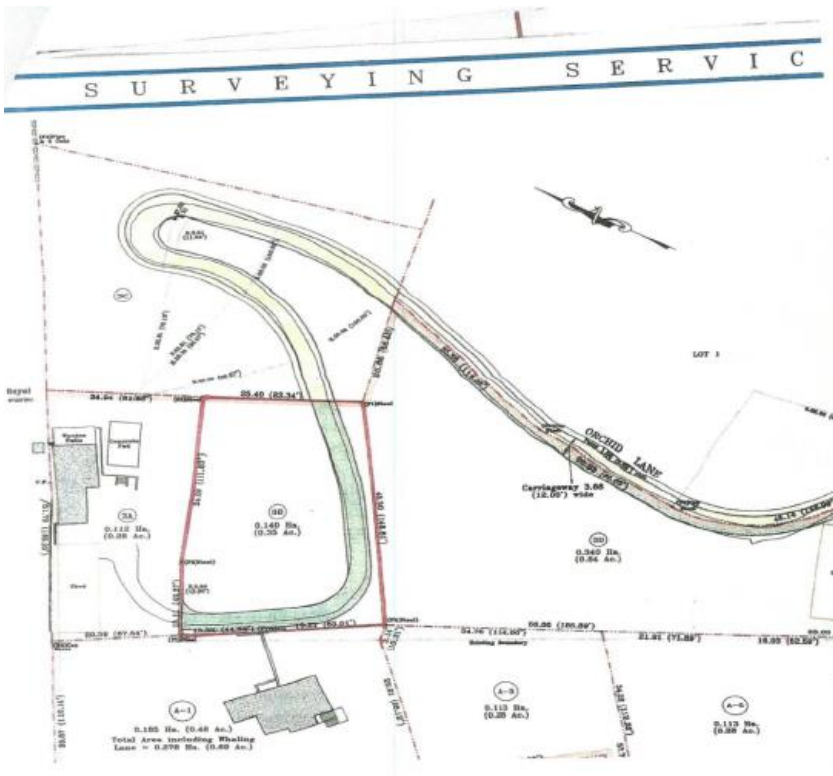
The Townhouse consists of approximately 1,714.00 SF of net livable space. Ancillary space consists of the external covered verandah and storage which consists of a further 424.00 SF Gross.

**Construction:**

The Development consists of two attached Townhouses which were built in 2000. The Townhouse is constructed using traditional materials. The roof is traditionally constructed and finished with Bermuda Slate over a traditional wooden frame. The roof space was not inspected. The roof appears to be in reasonable condition. The walls to the property are Concrete Block and are in poor condition. The windows are aluminum double glazed sliding sash units; there are aluminum shutters to all windows, both were not able to be inspected closely. The front door is Cedar the French doors are aluminum. Poured concrete with wood finish to main rooms and tile in kitchen, bathrooms and hallways. The kitchen has granite counters and stainless-steel appliances. Bathrooms are reasonable. The electrical and mechanical systems appear to be in good condition. The Town House has split air-conditioning systems throughout; it is not known as to the condition of the units and the last time they were used. The size of the water tank is approximately 20,000 gallons. The design of the Townhouse is attractive with good accommodation and when built with high end finishes, however the house is deteriorating as it is not being maintained. Part of the covered verandah's ceiling has fallen due to water damage. The house is full of furniture and generally rubbish and requires clearing, cleaning and is not in a rentable condition. The grounds are in poor condition.







**8A. Orchard Lane, Southampton SB03.**

Type: Attached Freehold Townhouse  
 GFA: 1,971.00 SF.

Zoning: Residential 1.  
 Total Lot Size: 0.35 acres or 15,246.00 SF

**# of units:**  
 Townhouse

**Total Bedrooms:**  
 3.0 Bedrooms

**Total Baths:**  
 2.5 Bathrooms