

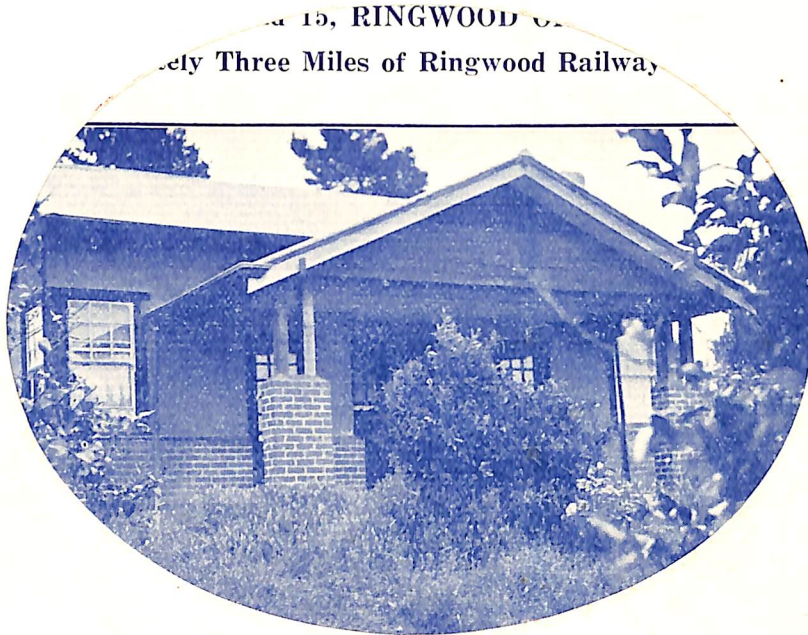
MORTGAGEES' REALISING SALE.

BY PUBLIC AUCTION.

WEDNESDAY, the 28th NOVEMBER, 1934

COMMENCING AT 2.15 p.m. IN THE ORIENT LINE AUCTION ROOMS,
352 COLLINS STREET, MELBOURNE.

At Box Hill, Ringwood, Wonga Park, and Clarinda (via Oakleigh)



**Attractive Residential, Orchard, and Market Garden
Properties, and Public Hall and School Rooms**

EXTRAORDINARILY EASY TERMS

20 per cent. Deposit, Instalments $2\frac{1}{2}$ per cent. quarterly, Interest, £5 per cent.
per annum, payable quarterly; Residue, 5 years.

TITLES, CERTIFICATE.

Solicitors: Messrs. MADDEN, BUTLER, ELDER & GRAHAM, 406 Collins Street, Melbourne.

Full Particulars and Orders to View from

H. P. KNIGHT & Co.

PROPERTY SALESMEN AND SUBDIVISIONAL EXPERTS,
315 COLLINS STREET, MELBOURNE

'Phones: Central 10615, 10616.

Who will submit the respective properties to auction through their Auctioneer.

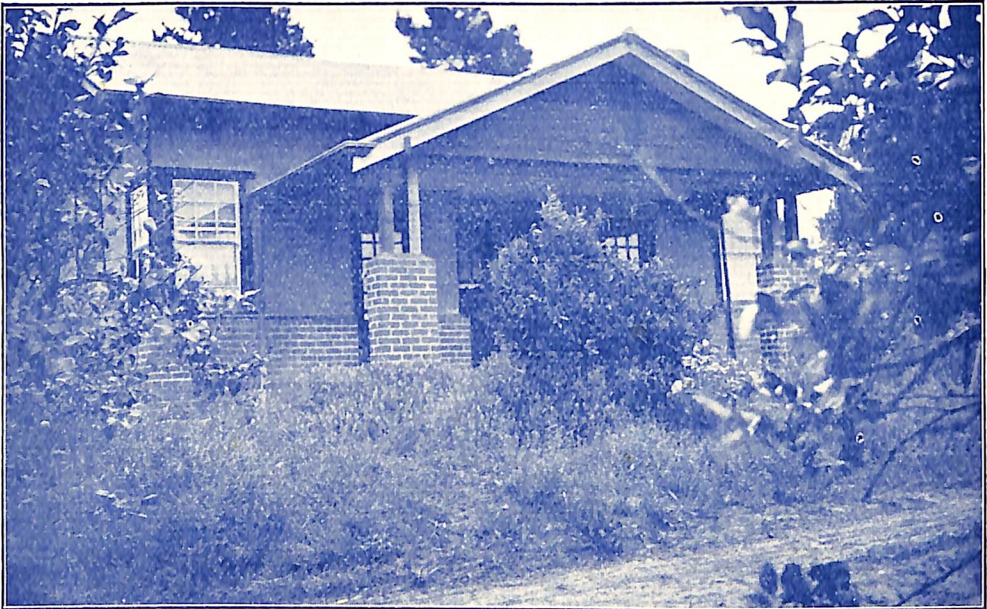
WONGA PARK

Via RINGWOOD

“Holme Bush,” off Warrandyte Road

PART OF LOTS 14 and 15, RINGWOOD ORCHARD ESTATE,

Approximately Three Miles of Ringwood Railway Station



A WONDERFUL

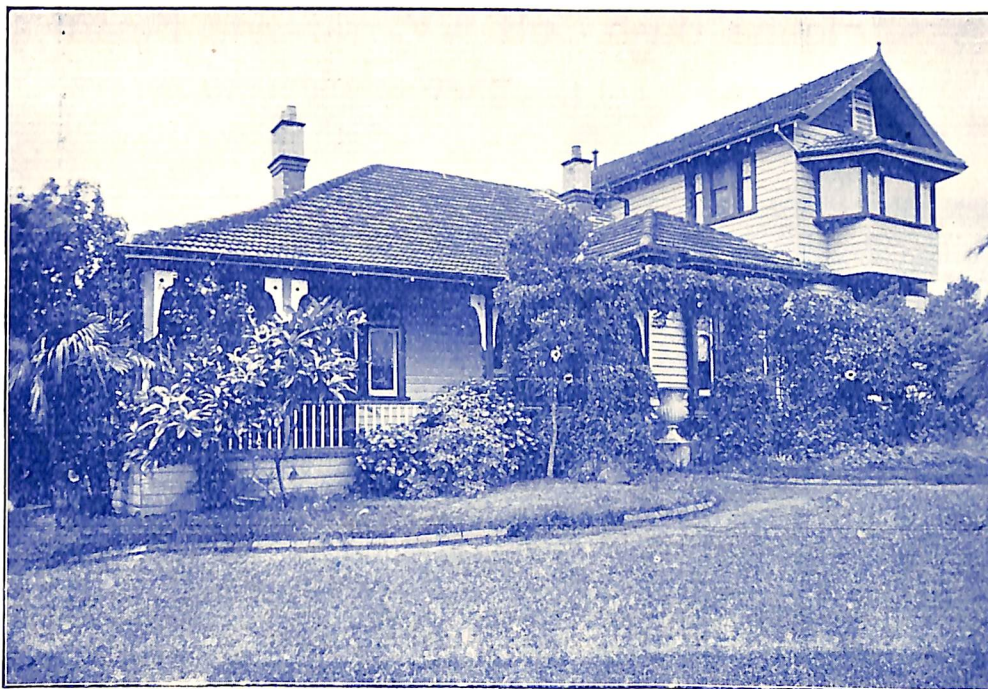
Orchard Property of approx. 64 Acres

Upon which is erected the above natty **TIMBER RESIDENCE**, consisting of Verandah (19ft. 10in. x 7ft. 8in.), Entrance Hall (5ft. 10in. x 11ft. 10in.), Sitting-room (11ft. 8in. x 13ft. 10in.), Dining-room (18ft. 8in. x 9ft. 2in.), Four Bedrooms, Kitchen, Pantry, Bathroom, Laundry, Man's Rcom, etc. Outbuildings, Large Storeroom and Motor Garage.

The Orchard consists of approximately 20 acres of apples and pears, in full bearing, and eight acres of young trees, three acres of Citrus (Lemons) in full bearing, four acres of young trees and four acres just planting. The other improvements consist of three large dams, big centrifugal pump, etc.

This Property is situated in a charming location, and apart from being an ideal Country Home, it could, with care and attention, be made to give a handsome return, as lemon orchards alone in this locality are most profitable.

BOX HILL: 17 Bishop Street



A SPLENDID TIMBER RESIDENCE

With Large Upstairs Room. Extensive Garden of well-grown shrubs, trees, roses, etc. The Residence consists of exceptionally large rooms, and contains Extensive Verandahs, Entrance Hall (7ft. 10in. x 12ft.), the Lounge-room is in two sections, and is so designed that one section could be utilised for a billiard table; the measurement of the sections are 12ft. x 19ft. 6in. and 14ft. x 19ft. respectively. The Dining-room is 16ft. 10in. x 13ft. 10in., plus sun nook of 5ft. 11in. x 19ft. 4in., Breakfast-room, 9ft. 9in. x 12ft. 2in.; Three Bedrooms, Large Bathroom (14ft. x 10ft. 2in.), Kitchen, Scullery, etc. The Upstairs Bedroom is 13ft. 7in. x 25ft., with bay windows to the east and south directions, and fitted with enamel hand basin; also there is a lavatory at the northern end of the room.

There are Extensive Outbuildings, consisting of Washhouse and Workroom, Aviary, Fowl Pens, etc., and an Asphalt Tennis Court.

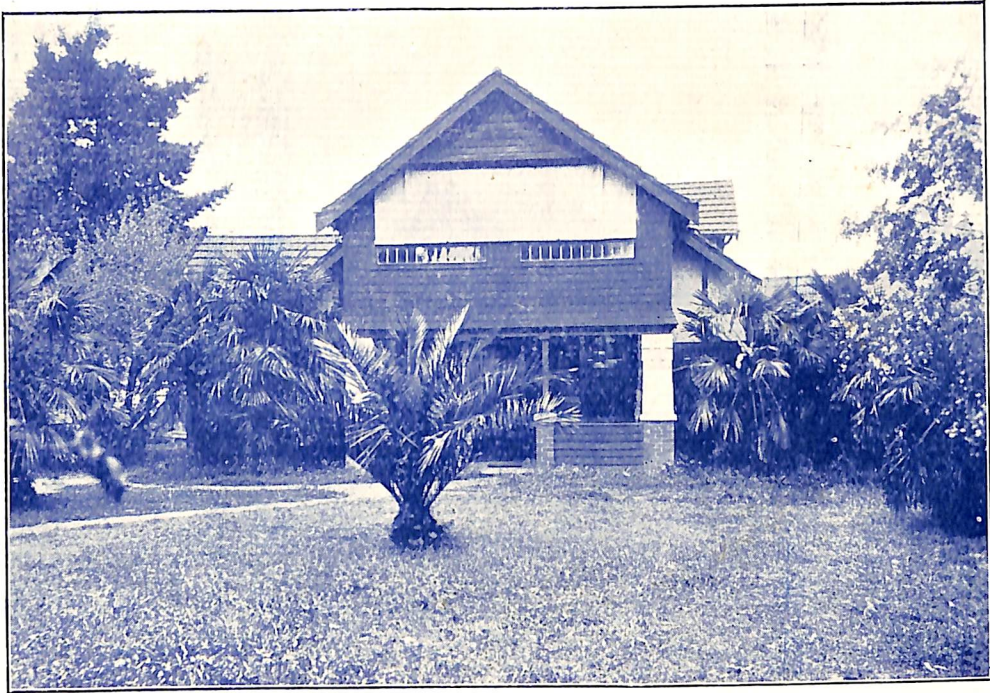
LAND: 397ft. x 145ft.

If not sold as a whole, will be submitted as follows:—

- (a) Residence, on Land approximately 150ft. x 145ft.
- (b) A Wonderful Allotment of Land, approximately 247ft. x 145ft., together with Tennis Court, etc.

RINGWOOD GREENWOOD AVENUE.

On East Side, 150 feet 3 inches South of Bedford Road.



CHARMING TIMBER ATTIC RESIDENCE

With Tiled Roof, in a beautiful garden setting. Containing Entrance Hall (6ft. 11in. x 9ft. 9in.), Sitting-room (14ft. 10in. x 12ft. 10in., plus ingle nook, 5ft. 6in. x 7ft. 9in.), Lounge (15ft. 10in. x 11ft. 11in.), with double doors opening on to Sun Verandah; Dining room (13ft. 11in. x 18ft. 3in.), Four Bedrooms, Bathroom, Kitchen, Pantries, Laundry, etc., and Four Attic Rooms, Balcony and Extensive Outbuildings, Motor Garage, Tennis Court, etc. Road made. Concrete Footpath.

LAND: 315ft. x 180ft.

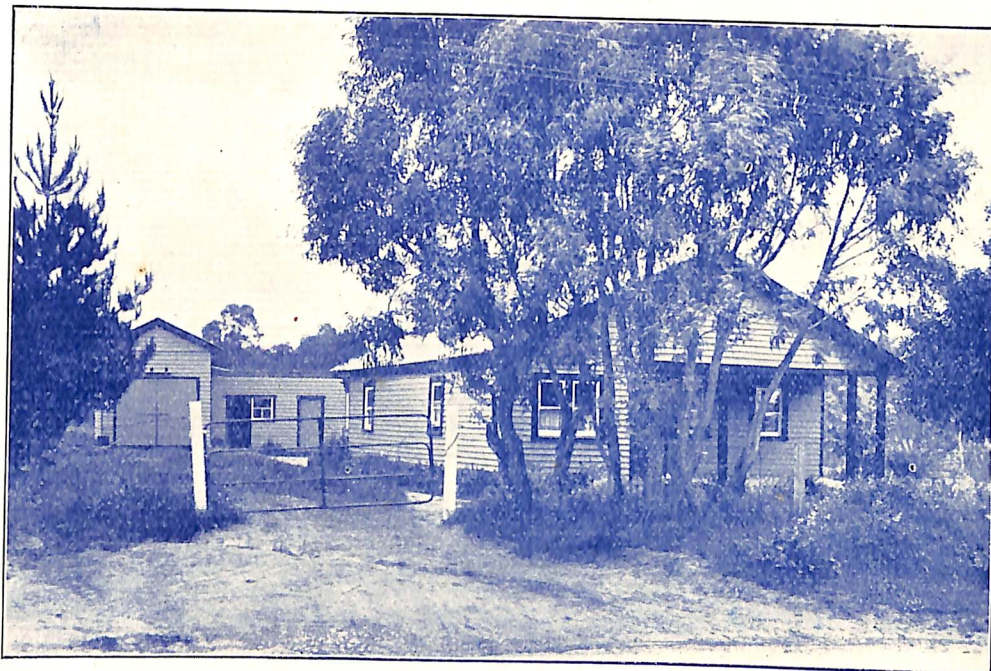
If not sold as a whole, will then be submitted as follows:—

- (a) The Residence, on Land approximately 100ft. x 180ft.
- (b) A magnificent allotment of land, approximately 215ft. x 180ft., together with Tennis Court, Motor Garage, etc.

This Ideal Home is situated in one of the select spots of Ringwood, and is within three minutes of the Railway Station and all shopping facilities.

RINGWOOD

Wantirna Road, South-east Corner of
Canterbury Road.



A MAGNIFICENT

Orchard Property of approx. 11½ Acres

Upon which is erected the above attractive **TIMBER VILLA**, containing Verandah (24ft. x 8ft. 1in.), Living-room (11ft. 1in. x 20ft. 10in.), Three Bedrooms, Sleep-out, Bathroom, Kitchen, Pantry, etc. Extensive Outbuildings, consisting of Large Motor Garage, Workshops, Tool House, Washhouse, etc. Both Roads are made.

The Property is worthy of most serious consideration, as, apart from being situated in a charming area, the orchard is in good condition, and consists of approximately three acres of pears, five acres of apples and 1½ acres of strawberries.

The Property is let on lease until 7/6/35.

BOX HILL

Whitehorse Road, South-east Corner Linsley St.

TIMBER BUILDING

Utilised as a Public Hall and Private School, consisting of Hall, 29ft. x 29ft.; Supper-room, 17ft. 11in. x 10ft. 2in.); Lobby, 10ft. 4in. x 16ft., fitted with built-in cupboard, sink (with good cupboard under draining board), gas ring, etc. Two School Rooms, each 19ft. 10in. x 17ft. 5in. Also erected on the property are male and female Lavatories, Large Shelter Shed and Asphalt Tennis Court.

**LAND: 125 FEET frontage to Whitehorse Road by a depth of
183 FEET along Linsley Street. Roads made.**

This Property is of great potential value, as the area occupied by the Hall and School Rooms, with a frontage to Linsley Street, could be retained, and the frontage sold for building purposes or vice versa.

CLARINDA

via OAKLEIGH

Talbot Crescent, off Centre Road.

Opposite the Clarinda State School and convenient to the Eastoakleigh Railway Station. Attractive property of approximately

10 ACRES OF LAND,

Upon which is erected a **COMFORTABLE HOME** of Four Rooms, Two Large Sleep-outs, etc. The Outbuildings consist of a Large Timber Shed, etc.

The soil is a rich sandy nature, and eminently suitable for market gardening purposes or poultry raising; as a matter of fact, it is practically opposite the famous Clarinda Poultry Farm.

INTENDING PURCHASERS PLEASE NOTE

The Sale by Auction of the within-described Properties will
be conducted in the

ORIENT LINE AUCTION ROOM

352 COLLINS ST. :: MELBOURNE

On WEDNESDAY, 28th NOVEMBER, 1934

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